



An
Bord
Pleanála

Board Direction
BD-019558-25
ABP-321650-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2025.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to the provisions of the Dun Laoghaire-Rathdown Development Plan 2022-28, including the zoning of the site, and Section 12.8.7.2 Boundaries, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenity of properties in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior

to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall comply with the conditions of the parent permission granted under register reference D22A/0325 except where modified by this permission.

Reason: In order to clarify the scope of this permission and in the interest of orderly development.

3. The yew hedge shall be planted in the first planting season following the grant of permission. The plants shall be a minimum of 1.8 metres in height, at an appropriate spacing for hedging, and located between the fence and the public realm. Any hedgerow or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless consent is received from the Planning Authority to any variation.

Reason: To ensure adequate screening for the fence and the private amenity space.

Board Member



Mary Gurrie

Date: 08/05/2025