

An
Bord
Pleanála

Board Direction

BD-019512-25

ABP-321744-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/04/2025.

The Board treated this case under section 48 of the Planning and Development Act, 2000, as amended. The Board also decided that the planning authority be directed, as follows:

Attach conditions 3,4 and 5 of D24A/0858/WEB

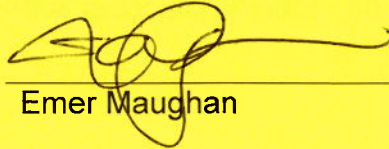
Reasons and Considerations 1

The planning authority has applied financial contributions as per the provisions of The Dun Laoghaire – Rathdown County Development Contribution Scheme 2023-2028, the Development Contribution Guidelines for Planning Authorities, 2013. and The Dun Laoghaire – Rathdown County Development Plan 2022-2028. The Board considers that basis of the calculations is correct and reflects the reduction of one unit under D24A/0858/WEB. Should the developer proceed with this permission, the development contributions under D24A/0260 would not apply and therefore 'double charging' does not occur. The application of the waiver scheme is an administrative matter between the applicant and the planning authority.

Reasons and Considerations 2

To ensure the satisfactory completion of development works such as roads, surface water drainage, public lighting and open space, including the protection of trees, the developer is required to lodge a bond or cash lodgement under the provisions of 12.3.4.6 of the Dun Laoghaire – Rathdown County Development Plan 2022-2028. This sanction may be available to the planning authority to induce the provision of services and prevent disamenity in the development. As per Reasons and Considerations 1, only one security bond is required.

Board Member:



Emer Maughan

Date: 24/04/2025