



An
Bord
Pleanála

Board Direction
BD-019926-25
ABP-322014-25

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/06/2025.

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 nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective for the site as set out in the Dun Laoghaire Rathdown County Development Plan 2022-2028, and would not be injurious to the visual or residential amenities of the area, would not unduly impact upon the visual setting of the adjacent Protect Structure, Cambridge House, and would, therefore, be in accordance with the proper planning and sustainable development of the area

Conditions

1. The development shall be carried out 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 entire dwelling shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.

Reason: To define the scope of the permission.

3. The glazing to the window serving the studio shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of protecting the residential amenities of adjacent properties.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0800 to 1900 Monday to Fridays, between 0800 and 1400 hours on Saturday and not at all on Sundays and Public Holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: To safeguard the residential amenities of adjoining property in the vicinity.

6. All necessary measures shall be taken by the Applicant and Contractor to; - prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining properties as a result of the site construction works - repair any damage to the public road arising from carrying out the works, - avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.

Reason: To safeguard public amenities and in the interests of traffic safety.

Board Member

Patricia Calleary
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Date: 12/06/2025