

An
Coimisiún
Pleanála

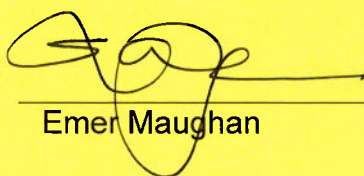
Direction
CD-020224-25
ABP-322192-25

The submissions on this file and the Inspector's report were considered at a meeting held on 11/07/2025.

The Commission decided, in a majority 2:1 decision, to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Emer Maughan

Date: 16/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire-Rathdown Development Plan 2022-2028, including the residential zoning of the site; having regard to the size, nature, character, and location of the site, and the nature and scale of the development proposed to be retained, it is considered subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential amenity of properties in the vicinity, would not endanger public safety by reason of a traffic hazard, and would not detract from the character or have significant visual impacts on the Sandycove Architectural

Conservation Area or on the setting of the adjacent protected structures (Martello Tower and Geragh House), and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The permission shall be for a period of three years from the date of the Board order. The structures shall be removed on the expiration of this period and the site reinstated unless, prior to the end of the period, permission for its retention shall have been granted.

Reason: In the interests of the visual and residential amenity of the area, due to the temporary nature of the caravan structure.

3. This permission does not include permission for any advertisement signs, or amendments to the front boundary.

Reason: To clarify the extent of the permission applied for.

4. The development shall not operate outside the period of 0700 to 1900 hours Monday to Sunday.

Reason: In the interest of neighbouring residential amenity.

5. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site, including SuDS measures appropriate to the scale of development, for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.

6. The developer shall ensure that the development is served by adequate water supply and shall enter into a connection agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply within six months from this grant of retention permission.

Reason: In the interest of public health and to ensure adequate water facilities.

7. Adequate storage shall be provided for waste disposal and recycling facilities on site to the standards of the local authority.

Reason: To provide for the appropriate management of waste and recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on

behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within three months from the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.