

An
Coimisiún
Pleanála

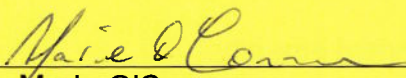
Direction
CD-020230-25
ABP-322227-25

The submissions on this file and the Inspector's report were considered at a meeting held on 14/07/2025.

The Commission decided 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:


Marie O'Connor

Date: 15/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of development proposed to be retained, the zoning for the area as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and to the separation distance of the garden structure from the rear of housing on Ardagh Crescent, it is considered, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development to be retained and to be carried out shall be in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.

2. The entire dwelling shall be used as a single dwelling unit, and shall not be subdivided in any manner or used as two or more separate habitable units.

Reason: In the interest of residential amenity.

3. The detached garden structure shall be used solely for use incidental to the enjoyment of the dwelling house, together with the home-based economic activity described in the application. The garden structure shall not be subdivided from the existing dwelling either by sale or letting or otherwise.

Reason: In the interest of residential amenity.

4. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interests of orderly development and public health.

5. Building works shall be carried out between the hours of 08:00 to 19:00 Mondays to Fridays inclusive, between 09:00 to 14:00 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

6. All necessary measures shall be taken by the developer 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 construction works, to repair any damage to the public road arising from carrying out the works and, to avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.

Reason: In the interest of orderly development.

7. 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 prior to commencement of development 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 Bord 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.