



An
Coimisiún
Pleanála

Direction
CD-020634-25
ABP-322500-25

The submissions on this file and the Inspector's report were considered at a meeting held on 10/09/2025.

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:

Date: 10/09/2025

Tom Rabbette

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature of the proposed change-of-use, and also having regard to the existing commercial use of the site and its location with an established local parade, it is considered that, subject to compliance with conditions below, the proposed development would be compatible with the relevant land use zoning 'Objective A', which seeks "*To provide residential development and improve residential amenity while protecting the existing residential amenities*", of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and would not seriously injure the residential amenity of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, 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 veterinary clinic shall be open for customer business between the following hours:

0800 hours to 2000 Monday to Saturday

1000 hours to 1700 hours Sundays and Bank Holidays

unless otherwise agreed in writing with the planning authority.

Reason: In the interest of protecting the residential amenities of the area.

3. Detailed proposals for the soundproofing to the kennel room shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of residential amenity.

4. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, clinical and organic waste, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained and waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste and, in particular recyclable, clinical and organic materials, in the interest of protecting the environment and residential amenity.

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays 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 amenities of property in the vicinity.

6. Two no. safe and secure bicycle parking spaces shall be provided within the for staff use. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

7. The external finishes (excluding signage), including any new shopfront fenestration and doors, shall match those of the existing building, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of visual amenity.

8. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.