

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020523-25**  
**ABP-322714-25**

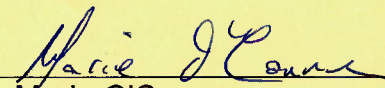
The submissions on this file and the Inspector's report were considered at a meeting held on 22/08/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Remove condition number 2

**Planning**

**Commissioner:**

  
Marie O'Connor

**Date:** 25/08/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including Objective A which pertains to the application site, and to the nature, form, scale and design of the proposed

development, it is considered that in the absence of condition number 2, the proposed development would not seriously injure the visual or residential amenities of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.