



An  
Bord  
Pleanála

**Board Order**  
**ABP-306042-19**

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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D19A/0709**

**Appeal** by POD Marine Limited care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 15<sup>th</sup> day of November, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** Alterations to the layout of the previously permitted development to include the repositioning within the site of a permitted single storey building (345 square metres, to accommodate boat engine showroom, storage and workshop at ground level and office space at mezzanine level), including amendments to the permitted building elevations, ancillary landscape design and drainage works previously granted permission under planning register reference number D18A/1123 (An Bord Pleanála reference 304398-19) at West Pier Road, Dún Laoghaire, County Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the recent planning history of the site including the decision by the Board to grant permission for (ABP-304398-19) whereby the principle of the subject development on site was accepted, to the limited scale and nature of the proposed layout amendments which comprise the repositioning of the permitted building on site, to the W zoning objective to provide for waterfront development and harbour related uses of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, the Board considered that, subject to compliance with the conditions as set out below, the proposed development would not endanger public safety by reason of traffic hazard or obstruction of road users or otherwise and would not set an undesirable precedent at this location. 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. Details of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

3. Water supply and 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.

4. Details of all signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

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**Maria FitzGerald**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board**

**Dated this            day of            2020**