

An
Bord
Pleanála

Board Order
ABP-315086-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

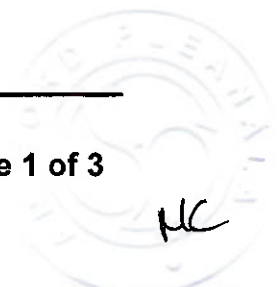
Planning Register Reference Number: D22A/0637

Appeal by Conor Morgan care of Eugene M. Doyle and Associates of 22 Oak Hill, Lamberton, Arklow, County Wicklow against the decision made on the 20th day of October, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Agricultural dry store building with ancillary works, all at Rathmichael Lane, Rathmichael, Shankill, 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.



Reasons and Considerations

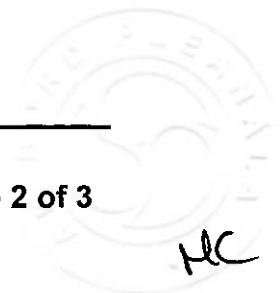
Having regard to the provisions of the Dún Laoghaire-Rathdown Development Plan 2022 – 2028, to the zoning of the site, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have an unacceptable impact on the visual amenity of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Board considered that the proposed development would not materially contravene the A1 Development Plan zoning objective for this site. The Board agreed with the planning authority that the proposed development would be acceptable from a traffic perspective.

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 proposed shed shall be used for agricultural dry storage purposes and shall not be used for any other purposes in the absence of a further grant of planning permission.


Reason: To control the permitted use of the development.

3. Drainage arrangements for the site, including the disposal of surface and soiled water, shall comply with the requirements of the planning authority for such works and services. Drainage details shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

Reason: In the interests of environmental protection and public health.

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

Reason: In order to allow the planning authority to assess the impact of these matters on the visual amenity of the area before development commences.



Mary Cregg

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

Dated this 20th day of December 2023.