

An
Bord
Pleanála

Board Order ABP-315566-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

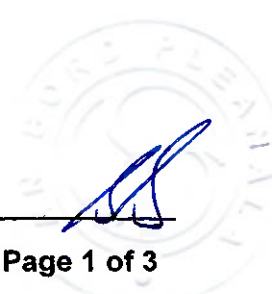
Planning Register Reference Number: D22A/0845

Appeal by Odhram Ginnity care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 12th day of December, 2022 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Gas Networks Ireland care of Fingleton White and Company Limited of Bridge Street Centre, Portlaoise, County Laois in accordance with plans and particulars lodged with the said Council.

Proposed Development: Installation of a 3.25-metre vent stack servicing the existing underground natural gas pressure reduction installation with all ancillary services and associated site works at the junction of Adelaide Road and The Metals Cycle Route, Sandycove, 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 location of the site, the design and small scale of the proposed development, the pattern of development in the area, and the policies and objectives of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or detract from the residential amenities of property in the vicinity, and would not adversely or materially impact on the character of any existing or candidate Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.
Reason: In the interest of clarity.
2. The developer shall keep a log of emissions and shall advise the planning authority accordingly so as to assist with the correlation and investigation of any odour complaints from the area. The developer shall also ensure that the installation is sound proofed as far as is reasonably practicable in the interest of minimising the risk of any perceived noise nuisance being experienced by local residents.

Reason: In the interest of residential amenity.

3. 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. 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 or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interest of residential amenity.



Stephen Bohan

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

Dated this 24th day of January 2024.