



An
Bord
Pleanála

Board Order
ABP-319158-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23B/0591

Appeal by Fergal McCann and Niamh Ni Mhuiri of 1B Lanesville, Monkstown, County Dublin against the decision made on the 8th day of February, 2024 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Sarah Hunt and Darragh Clabby care of Rogers Brassil Associates of 72 Albert Road Lower, Sandycove, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: (a) Demolition of the existing rear ground floor kitchen/bathroom return. (b) A ground and part first floor extension over same to the rear. (c) Raising of the roof ridge line to the front. (d) Alterations to the existing front door and provision of a side ground-floor window. (e) Re-instatement of cornicing to the front elevation. (f) All associated site works and internal alterations, all at Laurel Cottage, Lanesville, Monkstown, County Dublin.

An amendment to this
Board Order has been made

Dated 13/01/2025

Signed: Secretary *EW*

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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 Objective 'A' zoning of the site (to protect and/or improve residential amenity), and the policies and objectives as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the pattern of development in the area and the previous planning history on site, it is considered that the proposed development, subject to compliance with the conditions set out below, would not significantly detract from the residential or visual amenities of the area. 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. Prior to the commencement of development, the developer shall enter into water and/or wastewater connection agreements with Uisce Éireann.

Reason: In the interest of orderly development.

3. Surface water arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

4. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenities of property in the vicinity.



Peter Mullan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

**An amendment to this
Board Order has been made**

Dated this 10th day of December, 2024.

Dated 13/01/2025

Signed: Secretary *EW*