

An
Bord
Pleanála

Board Order ABP-320785-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24B/0288

Appeal by Kathy Moynihan and residents of Abberley care of 13 The Aspens, Abberley, Killiney, County Dublin against the decision made on the 14th day of August, 2024 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Alan O'Mahony care of Granville Design Services of 55 Granville Road, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of a single storey shed-like structure with chimney flue and all associated site works to the rear of existing dwellinghouse at 71 The Oaks, Abberley, Killiney, County Dublin.

Decision

GRANT permission for the above 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 nature and scale of the structure proposed to be retained, its location to the rear of the existing house on site, and its current use, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be consistent with the relevant policies of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, would not materially affect the amenities of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

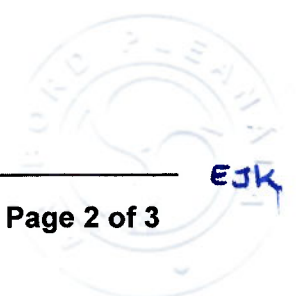
Conditions

1. The development shall be retained in its entirety as constructed, save as may be required by the other conditions attached hereto.

Reason: To ensure that the development shall be in accordance with the retention permission and that effective control shall be maintained.

2. The development proposed to be retained shall be used solely for uses incidental to the enjoyment of the existing dwellinghouse on the property and shall not be used for residential accommodation or the carrying out of any trade or business, including the letting or sale of the structure independently from the existing dwellinghouse on the property.

Reason: To prevent unauthorised development.



3. The developer shall implement a SuDS measure, appropriate to the scale of the development, in accordance with Policy Objective EI6 (Sustainable Drainage System) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and this measure shall comply with the requirements of the planning authority for such works and services.

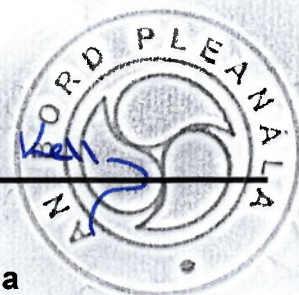
Reason: To prevent flooding and in the interest of sustainable drainage.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

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



Dated this *25th* day of *March*, 2025.