

An
Bord
Pleanála

Board Direction
BD-019067-25
ABP-321125-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/03/2025.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Reasons and Considerations

Having regard to Section 12.3.7.1 (iv) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 (Alterations at Roof/Attic Level), the zoning for the site with the objective to provide residential development and improve residential amenity whilst protecting existing amenities, and having regard to the nature and scale of the development, and the existing pattern of development in the area, it is considered that the proposed development, subject to compliance with the attached conditions, is consistent with the provisions of the Development Plan, would not be seriously injurious to the residential or visual amenities of the area, and would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in accordance with the plans, particulars and specifications submitted with the application to the planning authority, save as may 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. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of development.


3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Monday to Friday inclusive, between 0800 to 1400 hours on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the [residential] amenities of property in the vicinity.

4. The glazing within the proposed first floor and attic level rear windows into the stairwell and landing shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

Board Member


Mary Rose McGovern

Date: 03/03/2025