



Board Direction

Ref: 29S.246214

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13th, June 2016.

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

REASONS AND CONSIDERATIONS

Having regard to the land use zoning objective Z2 as set out in the Dublin City Development Plan 2011-2017, to the pattern of development in the area and to the location of the proposed development relative to the surrounding dwellings including protected structures and to the provisions of the "Architectural Heritage Protection Guidelines for Planning Authorities" issued by the Department of the Environment, Heritage and Local Government in 2004 and to the report of the Council's Conservation Officer, it is considered that the proposed development and development to be retained, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of the neighbouring residential properties and would not adversely affect a Protected Structure. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained and 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. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.

3. All works shall be carried out in accordance with best conservation practice as detailed in the application and the "Architectural Heritage Protection Guidelines for Planning Authorities" (Department of Arts, Heritage and the Gaeltacht, 2011).

Reason: To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

Board Member: _____ Date: 13th, June 2016
Paddy Keogh