



## Board Direction

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**Ref: PL29N.245488**

The submissions on this file and the Inspector's report were considered at a Board meeting held on January 5<sup>th</sup> 2016.

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

### Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2011-2017 and to the nature, height, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area nor of properties in the vicinity, and would not give rise to the creation of a traffic hazard. 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, as amended by revised drawings submitted to the planning authority on the 4<sup>th</sup> day of August 2015, 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. The high level windows to the west elevation, at both ground and first floor levels, and the high level windows to the south elevation at first floor level, shall be permanently comprised of obscure glazing.

**REASON:** To protect the amenity of adjoining residential properties.

3. 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.

4. The proposed wood/tech machine and prep room shall not operate outside the period of 0800 to 1700 hours Monday to Friday inclusive.

**REASON:** In the interest of residential amenity.

5. Traffic and parking arrangements, including cycle parking, shall comply with the requirements of the planning authority for such works and services.

**REASON:** In the interest of public safety and to ensure that adequate provision is made for car and cycle parking on the site.

6. Site development and building works shall be carried out only between the hours of 07.00 to 18.00 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 amenities of property in the vicinity.

7. Prior to the commencement of any works on site, the applicant shall submit for the written agreement of the planning authority adequate details for the effective control of fumes and odours from the premises. The scheme shall be implemented before the use commences and thereafter permanently maintained.

**REASON:** IN the interests of amenity

8. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise

management measures, construction traffic measures and off-site disposal of construction/demolition waste.

**REASON:** In the interests of public safety and residential amenity

9. Notwithstanding the provisions of the Planning and Development Regulations 2001, or any statutory provision amending or replacing them, no additional development shall take place above roof level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

**REASON:** To protect the residential amenities of property in the vicinity and the visual amenities of the area.

10. Prior to commencement of construction, details of the materials, colours and textures of all the external finishes to the proposed building shall be submitted to, and agreed in writing with, the planning authority.

**REASON:** In the interest of orderly development and the visual amenities of the area.

11. Only those trees whose removal is specifically necessitated by the physical construction of the proposed building shall be removed. Those indicated for removal on Drawing number 1449(PD)01\_A, as submitted on the 4<sup>th</sup> day of August 2015, shall not be removed except where their removal is necessitated by the physical construction of the proposed building. Prior to the commencement of any works on site, details shall be submitted to, and agreed in writing with, the planning authority providing for protection measures during construction so as to ensure that no damage occurs to the retained trees on the site, and in particular those trees along the boundary with the adjoining residential properties in Tower View Cottages. No construction compounds, plant or machinery shall be located within one metre of any of the retained trees.

**REASON:** In the interests of visual and residential amenity

Board Member: \_\_\_\_\_ Date: 6<sup>th</sup> January 2016  
Philip Jones