



## Board Direction

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**Ref: PL29N.245811**

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 23<sup>rd</sup>, 2016.

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

### REASONS AND CONSIDERATIONS

Having regard to the provisions of the provisions of the Dublin City Development Plan 2011-2017 and to the nature, form, 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 adversely affect the residential or visual amenities of the area, would not lead to the depreciation of property values and would integrate well with other properties in the vicinity. 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. The proposed development shall be modified as follows:
  - a) The height of the proposed extension shall be reduced from 4.019 metres as indicated in the proposed rear elevation on Plantech's Drawing No. 2 to a height not exceeding 3.8 metres;
  - b) The northern wall of the proposed extension shall be setback 0.5 metres from the northern party boundary wall with the floor area of the extension reduced accordingly.

Revised drawings showing compliance with these modifications shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

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

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 entire dwelling shall be used as a single residential unit

**REASON:** In the interests of clarity

5. Site development and building works shall be carried only out 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.

6. The external finishes of the proposed extensions including roof tiles/slates shall be the same as those of the existing dwelling in respect of colour and texture.

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

Board Member: \_\_\_\_\_ Date: February 23<sup>rd</sup>, 2016  
Nicholas Mulcahy