



Board Direction

Ref: PL29N.246278

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 31st, 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, to the nature, form, scale and design of the proposed development and to the pattern of development in the area, 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 be prejudicial to public health 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. 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 and shall make provision for the following:

- (i) Prior to the commencement of any works on site, a suitably qualified professional shall be employed to monitor and oversee all site development works
- (ii) Construction drawings and specifications, including the provision of any additional manholes, shall be submitted to the planning authority for their written agreement, outlining how the said works will be undertaken without damage to the public sewer.
- (iii) The developer shall be liable for any damage caused to the public sewer that arises as a consequence of carrying out the permitted development.

REASON: In the interest of public health and to ensure a proper standard of development.

3. The entire dwelling shall be used as a single residential unit

REASON: In the interests of clarity

4. The proposed garage shall be used for purposes incidental to the enjoyment of the dwelling and shall not be used as habitable accommodation

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: June 1st, 2016
Nicholas Mulcahy

Please advise the applicant regarding the provisions of S. 34(13) of the Act when issuing the order.