



Board Direction

Ref: 29S.246746

The submissions on this file and the Inspector's report were considered at a Board meeting held on 5th, September 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

It is considered that, subject to conditions, the proposal would be compatible with the visual and residential amenities of the area and so it would comply with the Z1 zoning objective of the Dublin City Development Plan 2011 – 2017 for the site and the adjoining sites to the north and south. The potential archaeological interest of the site and the conservation interest arising from the neighbouring protected structure can be satisfactorily addressed by conditions. No appropriate assessment issues are raised by the proposal. It would thus, accord 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 amended as follows:
 - (a) Detailed drawings of the proposed replacement windows for the existing dwelling house shall be prepared. These drawings shall show double glazed 2 over 2 type genuine sliding sash windows with painted timber joinery throughout.
 - (b) The external eastern elevation of the proposed single storey extension shall not directly abut the existing western elevation of Riversdale House and shall be setback a minimum of 1.5m from this house.
 - (c) Any re-siting of the kitchen window in the southern elevation as a consequence of item (b) shall be made explicit.

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

Reason: In order to complement and safeguard the adjoining protected structure.

3. The developer shall facilitate the preservation, recording and protection of archaeological materials or features that may exist within the site. In this regard, the developer shall –
 - (a) Notify the planning authority in writing at least four weeks prior to the commencement of any site operation (including hydrological and geotechnical investigations) relating to the proposed development,
 - (b) Employ a suitably-qualified archaeologist who shall monitor all site investigations and other excavation works, and
 - (c) Provide arrangements, acceptable to the planning authority, for the recording and for the removal of any archaeological material which the authority considers appropriate to remove.

In default of agreement on any of these requirements, the matter shall be referred to An Bord Pleanála for determination.

Reason: In order to conserve the archaeological heritage of the site and to secure the preservation and protection of any remains that may exist within the site.

4. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.]

Reason: In the interest of visual amenity.

5. Std. CMP (including hours of Construction)
6. Std. S. 48 (unspecified)

Board Member: _____ Date: 6th September 2016

Paddy Keogh

Note: Please issue S. 34(13) letters with Board Order