



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.246968**

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 15<sup>th</sup> 2016.

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

### **Reasons and Considerations**

Having regard to the provisions of the Dublin City Development Plan 2016 – 2022 it is considered that subject to the following conditions, the proposed alterations and extension to the dwelling would not impact on the amenities of the area or conflict with the City Development Plan; and would accordingly 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 Finishes of the completed dwelling shall harmonise with the existing building and be in accordance with the details indicated on the drawings submitted.

**Reason:** In the interest of clarity.

3 Details of the external insulation shall be agreed with the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity

4 The attic shall be used only for storage associated with the dwelling.

**Reason:** In the interests of the safety of the occupants of the dwelling and to ensure an adequate standard of accommodation

5 The first floor windows to the family bathroom and en-suite shall be permanently glazed in obscured glass.

**Reason:** In the interest of residential amenity

6 Water supply and drainage arrangements, including the attenuation and 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.

7 The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street is kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the works shall be carried out at the expense of the developer.

**Reason:** In the interest of clarity.

8 During the demolition and construction, the proposed development shall comply with British Standard 5228 'Noise Control on Construction and open sites Part 1, Code of practice for basic information and procedures for noise control'.

**Reason:** In order to ensure a satisfactory standard of development in the interests of residential amenity.

9. 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 residential amenities of property in the vicinity. Archaeological mitigation for any ground works must be agreed in advance of commencement with the City Archaeologist.

10 If, during the course of site works and construction archaeological material is discovered, the V should be notified immediately. Further, it is obligatory under the National Monuments Amendments Act 1994 that such is brought to the attention of the National Monuments Service, Department of the Environment, Heritage & Local Government, and the National Museum of Ireland.

In the event of an archaeological find on the site, the City Archaeologist (in consultation with the National Monuments Service, Department of the Environment, Heritage & Local Government) shall determine the further archaeological resolution of the site.

**Reason:** In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of development.

**Board Member**

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Paul Hyde

**Date:** 15.11.1616