



Board Direction

Ref: PL29S.247081

The submissions on this file and the Inspector's report were considered at a Board meeting held on November 8th, 2016.

The Board decided to grant permission by a 2:1 majority generally in accordance with the Inspector's recommendation and for the draft reasons, considerations and conditions set out below.

Having regard to the reduction in the size of the amended scheme submitted with the first party appeal and which is proposed entirely within the footprint of the original proposal the Board did not consider it necessary to seek new public notices.

REASONS AND CONSIDERATIONS

Having regard to pattern of development in the vicinity, the nature, form and design of the proposed development, the planning history of the site and the provisions of the Dublin City Development Plan 2016-2022, 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 or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. Standard plan particulars with reference to further plans and particulars received by An Bord Pleanála on the 11th of August 2016.
Reason: In the interest of clarity.
2. Prior to commencement of development the applicant shall remove the window on the first floor western gable wall and replace with block work and plaster finish to match the existing dwelling.

Reason: In the interest of the adjoining residential amenity.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours 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.

4. 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.

Board Member: _____ Date: November 10th, 2016
Nicholas Mulcahy

Note: Please advise the applicant regarding the provisions of Section 34(13) when issuing the order.