



Board Direction

Ref: 29S.247675

The submissions on this file and the Inspector's report were considered at a Board meeting held on 7th, April 2017.

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

Having regard to the zoning objective Z1 "*Sustainable residential neighbourhoods*", with the objective, "*To protect, provide and improve residential amenities.*" to the policies, objectives and standards within Chapter 16 supplemented by Appendix 17 in 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 be detrimental to the existing architectural character and pattern of residential development along Merlin Road and Drive, would not seriously injure the visual or residential amenities of the area and 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 following modifications shall be made to the proposed development:
 - (A) The front extension at ground floor level shall be omitted in entirety.
 - (B) The velux window in the front roof slope shall be omitted in entirety.
 - (C) The first floor overhang of the passage space adjacent to the boundary with No 8 Merlyn Road shall be omitted. An opaque glazed fitted side elevation window may be provided for the first floor bathroom.
 - (D) The upper floor rear extension shall be set back by a minimum of 1m from the boundary with the adjoining dwelling to the north-east (No. 12 Merlyn Road)
 - (E) The ground floor rear extension shall be confined to maximum depth of 5.5 metres beyond the rear building line of the existing house.

Details of the above modifications shall be submitted to and agreed in writing with the planning authority prior to the commencement of development

Reason: In the interest of the protection of the visual amenities and established architectural character of development on Merlin Road and in the interests of the protection of the residential amenities of adjoining properties.

3. The development shall be occupied as a single dwelling unit only.

Reason: in the interest of clarity and residential amenity.

4. Prior to the commencement of the development, the developer shall submit to, and agree in writing with, the planning authority details of all the materials, textures and colours for the external facades including fenestration.

Reason: In the interest of visual and residential amenity.

5. Hours of construction shall be confined to the hours of 0800 and 1900 Mondays to Fridays excluding bank holidays and 0800 hrs and 1400 hrs on Saturdays only. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interest of residential amenity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission

Board Member: _____ Date: 12th, April 2017
Paddy Keogh