



An  
Bord  
Pleanála

**Board Direction**  
**PL29N.247896**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on April 11<sup>th</sup> 2017.

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, to the planning history of the overall site and to the scale and nature of the subject development, it is considered that, subject to compliance with the conditions set out below, the development for which retention is sought would not seriously injure the residential amenities of the area or of property in the vicinity, The development for which retention is sought would, therefore, not be contrary to the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be retained 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.

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

2. The shed shall not be used for human habitation, nor for the housing of animals or birds, domestic or otherwise, nor for any use other than as a use incidental to the enjoyment of the adjoining dwelling house.

**Reason:** In order to protect the residential amenity of the subject and surrounding properties.

3. The shed shall be used solely in conjunction with the main dwelling house and shall not be occupied other than as part of the overall site that includes this dwelling and its garden. The shed shall not be let, sold or otherwise transferred or conveyed except as part of the overall site that includes the dwelling house and its garden.

**Reason:** In order to ensure that the shed is retained within the overall site that includes the existing dwelling, and is not subdivided or separated from it, and that it is used solely in conjunction with the dwelling.

4. Site development and building works shall be carried out only between the hours of 0800 to 1800 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 amenities of property in the vicinity.

**Board Member**

**Date:** 11<sup>th</sup> April 2017

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Philip Jones