



An  
Bord  
Pleanála

**Board Direction  
PL29S 248687**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 17th October, 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 Z2 residential zoning objective for the area, the policies and objective of the Dublin City Council Development Plan 2016-2022, the pattern of development along Sydney Parade and the location and design of the proposed dwelling it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity or have a negative impact on the character and setting of a conservation area. The proposed development 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 out in accordance with the agreed particulars.

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

2. The proposed development shall be amended as follows:

The height of the extension shall be reduced by 1.8m, for a distance of 7.0m from the rear (north-western) building line of the proposed side extension. Prior to the commencement of development revised drawings showing the above modification shall be submitted to and agreed in writing with the Planning Authority.

**Reason:** In the interest of 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.

5. S 48 unspecified

**Board  
Member**

**Date:17/10/2017**

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Terry Prendergast

**Note:** The Board based its assessment on the application as submitted, and the submissions on file including the applicant's submission of 17<sup>th</sup> of July 2017 and considered the development to be acceptable, subject to the reduction in height required by Condition No 2.