



An
Bord
Pleanála

Board Direction
BD-000170-18
ABP-300253-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2018.

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 nature, scale and design of the proposed development, it is considered that proposed development would not seriously injure the amenities of property in the vicinity, would be consistent with the zoning objective pertaining to the site, Z1 '*to protect, provide and improve residential amenities*', and would be in accordance with the proper planning and sustainable development of the area, subject to compliance with conditions set out below.

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 south facing windows to the proposed first floor extension shall be glazed permanently with obscure glazing only and the openings shall be top hung only.

Reason: To protect the amenities of the neighbouring property to the south.

3. 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.

4. Site development and building works shall be carried out only between the hours of 0700 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: To safeguard the residential amenities of property in the vicinity and provide for construction operations during the hours provided for under the Dublin City Development Plan 2016-2022.

5. During construction and demolition phase the 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 the interest of residential amenity.

6. Site development and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and, should cleaning works need to be carried out

on the adjoining public road arising from the carrying out of the development, the said cleaning works shall be at the expense of the developer.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

Board Member

Date: 10/04/2018

Terry Ó Niadh