



An
Bord
Pleanála

Board Direction
BD-000218-18
ABP-300403-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/04/2018.

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, and to the provisions of the Fingal Development Plan 2017-2023, it is considered that the proposed development would be acceptable in terms of visual and residential amenity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out 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 external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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. Evidence that internal noise levels appropriate for habitable rooms can be achieved and maintained and full details of noise mitigation measures to achieve same shall be submitted to and agreed in writing with the planning authority prior to commencement of the development.

Reason: To control development and require noise insulation where appropriate within the outer noise zone attached to Dublin airport.

Board Member _____

Date: 20/04/2018