



An
Bord
Pleanála

Board Direction
BD-000514-18
ABP-300766-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on June 19th 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

It is considered that the proposed development, subject to the following conditions, will provide improved residential accommodation which would be in accordance the Dublin City Development Plan 2016-2022, would not impact on the residential amenities of the area or the amenities of the residential conservation area and would accordingly 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. 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.

3. Site development and building works shall be carried out only between the hours of 0700 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. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street and laneway are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the public road/laneway, the work shall be carried out at the developer's expense.

Reason: To ensure that the adjoining street is kept clean and safe during construction.

Board Member _____

Date: 19/06/2018

Paul Hyde