



An
Bord
Pleanála

Board Direction
BD-001666-18
ABP-301725-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/11/2018.

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 pattern of development in the area, which includes a varied architectural style, together with the planning history for the site which has permitted the narrowing of No. 50 Dollymount Avenue to provide access to back lands for residential development and to the proposed design and façade treatment, it is considered that, subject to the conditions set out below, the proposed development would comply with development plan policy with respect to the integration with the streetscape and would be acceptable in terms of residential and visual amenities of the area and 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 and as amended by revised drawing submitted as further information and received by the planning

authority on 5th April 2018, 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 proposed bay window shall be in accordance with the revised design submitted on 5th April to the planning authority as part of further information.

Reason: In the interest of clarity

- 3 The tree in the pavement to the front of the house shall be retained and measures for its protection during construction shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of visual and residential amenity.

- 4 The proposed finish to the dwelling shall be pebble-dash, such that it harmonises with the adjoining house. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

- 5 Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house without a prior grant of planning permission.

Reason: In the interest of the amenities of the area.

- 6 The proposed vehicular access to the site shall comply with the detailed standards of the planning authority for such road works.
Reason: In the interests of amenity and of traffic and pedestrian safety.
- 7 All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the works.
Reason: To protect the amenities of the area.
- 8 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
- 9 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: In order to safeguard the residential amenities of property in the vicinity.
10. S48 unspecified.

Board Member

Date: 16/11/2018

Terry Prendergast