



An
Bord
Pleanála

Board Direction
BD-001491-18
ABP-301882-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/10/2018.

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 location and existing rear access to the site, the pattern of development in the area, the scale and nature of the proposed works, the Z2 zoning and the policies and objectives of the Dublin City Development Plan 2016-2022, in particular Section 16.10.12 residential extensions and CHC2 protected structures, it is considered the proposed development would not seriously injure the residential or visual amenity of the area, would not cause a traffic hazard and would not detract from the character or setting of the Protected Structure or 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. 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.

3. 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.

Board Member

Date: 31/10/2018

John Connolly