



An
Bord
Pleanála

Board Direction
BD-002183-19
ABP-302682-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/01/2019.

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 provisions of the Dublin City Development Plan 2016-2022, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of external roof materials shall be submitted and agreed in writing with the planning authority prior to the commencement of development.

Reason: In order to protect the visual amenities of the surrounding conservation area.

3. Water supply and drainage arrangements, including the disposal and attenuation 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. Construction works relating to the proposed development shall only be carried out between the hours of 08:00 hours and 19:00 hours Monday to Friday, 08:00am and 14.00 on Saturdays and at no time on Sundays or Public Holidays.

Reason: In order to protect the residential amenities of property in the vicinity.

Board Member

Date: 22/01/2019

Stephen Bohan