



An  
Bord  
Pleanála

**Board Direction**  
**BD-001772-18**  
**ABP-302739-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/11/2018.

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**

It is considered that the proposed development would be consistent with the provisions of the Dublin City Development Plan 2016-2022, section 16.10.12, concerning Extensions and Alterations to Dwellings, and the design standards for such development under Appendix 17; that the proposed development would not be visually obtrusive within the streetscape, would not be out of character with the pattern of development in the vicinity, would not seriously injure the amenities of property in the vicinity, would be consistent with the zoning objective pertaining to the site, Z2 '*to protect and improve the amenities of residential conservation areas*', and would 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 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 amenities of property in the vicinity

4. During the construction and demolition phases, the proposed development shall comply with the British Standard 5228 "Noise Control on Construction and Open Sites Part 1: Code of practice for basic information and procedures for noise control".

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

5. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers' expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly

development.

6. The development shall comply with the requirements set out on the Codes of Practice the Drainage Division, the Transportation Planning Division and the Noise and Air Pollution Section.

**Reason:** To ensure a satisfactory standard of development.

**Board Member**

**Date:** 27/11/2018

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Maria FitzGerald