



An
Bord
Pleanála

Board Direction
BD-002375-19
ABP-302896-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 15/02/2019.

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 relevant provisions of the Dublin City Development Plan 2016-2022, including the land use zoning objective Z2 to protect and / or improve the amenities of residential conservation areas, the nature, scale and design of the proposed development would not adversely impact on the character and setting of a Protected Structure and would not adversely impact on the residential amenities of the area and, subject to compliance with the conditions set out below, would otherwise be consistent 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 as amended by the further plans and particulars submitted on the 6th day of September 2018, except as may otherwise be required in order to comply with the following conditions.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the disposal of surface water, shall comply with the requirements of the planning authority for such works.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

3. The development works shall only be carried out between the hours of 08:00 and 18.00 on Mondays to Fridays and between 08:00 and 13:00 on Saturdays and not at any time on Sundays, bank holidays or public holidays.

Reason: To safeguard the residential amenities of the area.

4. The roof material of the proposed development shall be Blue Bangor slate, or equivalent, and the window frames shall be timber.

Reason: In the interest of visual amenity.

Note: Section 34(13) of the Planning and Development Act 2000, as amended provides that '*A person shall not be entitled solely by reason of a permission under this section to carry out any development.*'

Board Member

Date: 15/02/2019

Chris McGarry