



An  
Bord  
Pleanála

**Board Direction**  
**BD-004045-19**  
**ABP-304576-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2019.

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 and the zoning for residential purposes, the location of the site in an established residential area, the nature, form, scale and design 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 residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 12th March 2019 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.

The development shall be amended as follows:

One of the pair of roof lights at attic level proposed in the rear elevation of the original house shall be omitted. Revised plans retaining only the roof light nearest the party boundary shall be submitted for prior written agreement with the planning authority.

Reason: In the interest of the visual amenity.

The proposed family flat as part of the extension shall be used solely for that purpose and shall revert to use as part of the main dwelling in accordance with the submitted plans on the cessation of such use.

Reason: To protect the amenities of property in the vicinity.

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.

**Board Member**

**Date:** 17/09/2019

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Michelle Fagan