



An
Bord
Pleanála

Board Direction
BD-004418-19
ABP-305001-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 04/11/2019.

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

It is considered that subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities or architectural character of the area, would not seriously injure the residential amenities of properties in the area, would not endanger public health and would be in accordance with the zoning objective: "Z2" to protect, and/or improve amenities of residential conservation areas" for the area In the Dublin City Development Plan, 2016-2022, 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. The development shall be occupied as a single dwelling only and shall not be subdivided or converted to multiple dwelling units without a prior grant of planning permission.

Reason: In the interest of clarity and the residential amenities of the area.

3. Hours of work shall be confined to 0700 to 1900 Mondays to Fridays inclusive, excluding bank holidays and 0800 to 1400 hours on Saturdays. Deviation from these times will only be allowed in exceptional circumstances subject to the prior written agreement of the planning authority.

Reason: In the interest of residential amenity.

4. Details of the materials, colours and textures of all the external finishes including the roof cladding which shall be in slate be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

5. 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.

6. The applicant shall enter into water and waste water connection agreements with Irish Water, prior to commencement of development.

Reason: In the interest of clarity.

7. All necessary measures shall be taken to prevent spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the site works.

Reason: In the interest of public amenity orderly development and traffic safety.

Note : The Board considered the inspectors recommendation to reduce the height of the extension however it was satisfied that the proposed development as submitted would not detract from the visual or residential amenities of the area.

Board Member

Date: 04/11/2019

Paul Hyde