



An
Bord
Pleanála

Board Direction
BD-004753-19
ABP-305565-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2019.

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 Z2 residential zoning objective relating to the subject site it is considered that subject to conditions set out below the proposed roof extension would not seriously injure the visual amenities of the area or of property in the vicinity and 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 external finishes of the proposed extension (including the glazed element on the roof section) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Water supply and drainage arrangements shall comply with the requirements of the planning authority and Irish Water for such works and services.

Reason: In the interest of public health.

4. The site building works required to implement the development shall be carried out between the hours of 0700 to 1800 Monday to Fridays, 0800 hours to 1400 hours on Saturdays and not at all on Sundays or bank holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been received from Dublin City Council. Such approval may be given subject to conditions pertaining to the particular circumstances being set by the planning authority.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

5. The site development works and construction works shall be carried out in such a manner so as to ensure that the adjoining streets are kept clear of debris, soil and other material and if the need arises the applicants shall carry out appropriate cleaning works such works shall be carried out on adjoining road at the developer's expense.

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

Board Member

Date: 13/12/2019

Paul Hyde