



An  
Bord  
Pleanála

**Board Direction**  
**BD-007331-21**  
**ABP-308183-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/01/2021.

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 planning history of the site, to the nature and scale of the proposed development and the development for which retention permission is sought, to the existing pattern of development in the vicinity and the provisions of the Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development for which retention permission is sought would not seriously injure the residential amenities of the area or of property in the vicinity and would provide a suitable level of amenity for future occupants, including an appropriate provision of amenity space and on-site car parking, in accordance with the provisions of the Dublin City Development Plan 2016-2022. The proposed development and the development for which retention permission is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The proposed development and the development to be retained shall be carried out, completed and retained, 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, completed and retained in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be carried out in accordance with the terms and conditions of the permission granted on the 17<sup>th</sup> day of September 2015, under An Bord Pleanála reference PL29N.245068 (planning register reference number 2599/15) and also under the permission granted on the 3<sup>rd</sup> day of July, 2018, under the planning authority register reference number 2662/18, and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001-2020, and any statutory provision replacing or amending them, no development falling within Class 1 or Class 3 of Schedule 2, Part 1 of those Regulations shall take place within the curtilage of the house, shall be erected within the rear amenity area, without a prior grant of planning permission.

**Reason:** In order to ensure that a reasonable amount of rear amenity space is retained for the benefit of the occupants of the extended house.

4. Site development and building works shall be carried out between the hours of 0800 to 1700 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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:** 19/01/2021

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Dave Walsh