



An  
Bord  
Pleanála

**Board Direction**  
**BD-007469-21**  
**ABP-308296-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/02/2021.

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 zoning objective Z2 for the area as set out in the Dublin City Development Plan 2016 – 2022 and the existing pattern of development in the area it is considered that subject to compliance with the conditions set out below (including the omission of the first floor element of the extension), the proposed development will not seriously injure the residential or visual amenities of the area 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 with the planning authority prior to the 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 first floor extension shall be omitted from the development. Revised drawings showing compliance with this requirement shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interest of protecting the residential amenities of adjoining properties as it is considered that the first floor extension would unduly impact by way of overshadowing and being overbearing on adjacent properties.

3. The external finishes of the proposed extension shall match the external finishes of the existing dwelling about colour and materials used.

**Reason:** In the interest of visual amenity.

4. Water supply and drainage arrangements, including the attenuation of surface water shall comply with the detailed requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

5. Prior to the commencement of development, a construction management plan shall be submitted to and agreed in writing with the planning authority. The plan shall include details of the intended construction practice including proposals for traffic management, noise management and measures for off-site disposal of construction/demolition waste.

**Reason:**

6. The site development and building works shall be carried out only between the hours of 0700 hours to 1800 hours Mondays to Fridays inclusive, between 0800 hours and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviations 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:** 03/02/2021

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Paul Hyde