



An
Bord
Pleanála

Board Direction
BD-008917-21
ABP-309960-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/08/2021.

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 site's location on serviced urban lands and the policy and objective provisions in the Dublin City Development Plan 2016-2022 in respect of residential development; the nature, scale and design of the proposed development; the pattern of existing and permitted development in the area, 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 or of property in the vicinity. 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 external height of the proposed new bedroom extension shall be reduced to 2.750m. Amended plans and particulars demonstrating the reduced height shall be submitted to the Planning Authority for written agreement prior to commencement of work on site.

Reason: In the interest of residential amenity.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, as amended, no further structures or patios shall be erected and no alteration in site levels shall take place within the overall site without the benefit of a separate grant of planning permission.

Reason: To protect the residential amenities of adjoining properties and to allow the Planning Authority to assess the impact of any such development through the statutory planning process.

4. 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.

5. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, 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 adjoining property in the vicinity

6. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to

commencement of development. This plan shall be prepared in accordance with the "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects", published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

Board Member



Michelle Fagan

Date: 16/08/2021

