

Board Direction BD-008780-21 ABP-310237-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/07/2021.

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 nature and scale of the proposed development and the provisions of the Dublin City Development Plan 2016-2022, it is considered that subject to compliance with the conditions set out below, that the proposed development would not seriously injure the residential amenities of property in the vicinity and would therefore be in accordance with the proper planning and sustainable development of the area.

Conditions

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.

ABP-310237-21 Board Direction Page 1 of 3

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

(a) The extension shall be reduced by 1 m on the eastern side such that it

only projects by 1 m from the existing eastern elevation wall.

(b) The high level windows on the eastern elevation wall of the extension

shall be glazed in opaque glass.

(c) No part of the flat roof of the extension shall be used as a balcony,

terrace or private amenity area.

Revised drawings showing compliance with these requirements shall be

submitted to and agreed in writing with the Planning Authority prior to the

commencement of development.

Reason: In the interest of residential amenity.

3. Water supply and drainage arrangements, including the 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 and to ensure a proper standard of

development.

4. Site development and building works shall be carried out only between the

hours of 0700 to 1900 Mondays to Fridays inclusive, 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 property in the vicinity.

Board Member

Michelle Fagan

Date: 22/07/2021

