



An
Bord
Pleanála

Board Direction
BD-008955-21
ABP-310328-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/08/2021.

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

The site is zoned to protect and or improve the amenity of residential conservation areas in the Dublin City Development Plan 2016 to 2022. Having regard to the pattern of development in the area, the modest height and scale of the proposed development and subject to the conditions set out below it is considered that the proposed development would not seriously injure the residential amenity of property in the vicinity by reason of overlooking and overshadowing and would otherwise accord with zoning objective for the area and 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 as amended by the further plans and particulars submitted on the 6th day of April 2021 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. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works.

Reason: In the interest of public health.

3. Site development and building works shall be carried only out between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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: 23/08/2021