

An
Bord
Pleanála

Board Direction
BD-009388-21
ABP-310795-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 08/11/2021.

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 for the site, Z1: "To protect, provide and improve residential amenities", as set out in the Dublin City Development Plan 2016-2022, and to the nature and extent of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a negative visual impact on the character of the area and would not seriously injure the existing residential amenities of the area. 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.

Reason: In the interest of clarity.

2. The development hereby approved shall be amended as follows; the width of the ground and first floors to the rear extension, adjoining No. 8 Harty Place, shall be reduced by 1 metre. Revised plans and particulars detailing this amendment shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

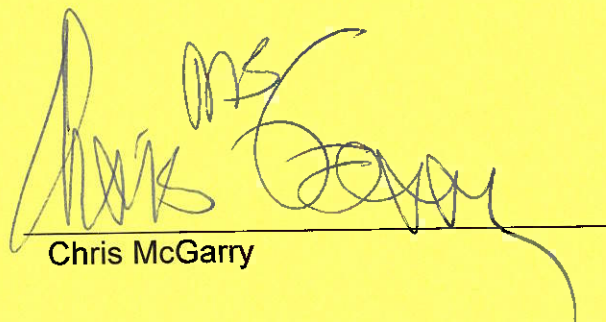
3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

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



Chris McGarry

Date: 08/11/2021