

An
Bord
Pleanála

Board Direction
BD-012856-23
ABP-313079-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/07/2023.

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 residential land use zoning objective which applies to the site, the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in design, form and scale and would not adversely impact on the character or setting of the Protected Structure or any neighbouring structure or the residential amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

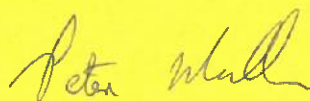
Conditions

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| 1. | 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 |
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	<p>prior to the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>Developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid within 3 months of the date of this Order or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.</p>
3.	<p>Works to the Protected Structure, shall be carried out under the supervision of a qualified professional with specialised conservation expertise.</p> <p>Reason: To secure the authentic preservation of this Protected Structure and to ensure that the proposed works are carried out in accordance with best conservation practice.</p>
4.	<p>Following details shall be submitted to, and agreed in writing with, the Planning Authority prior to the commencement of development:</p> <p>Drawings demonstrating the retention of the hallway door serving Room G03 as a dummy.</p> <p>Details / specifications of the proposed internal insulation boards and section drawings demonstrating the interface with window/door architraves.</p>

	<p>on: In order to protect the original proportions, plan form and character of the Protected Structure.</p>
5.	<p>able windows serving bedroom no. 3 (F07) and bedroom no. 4 (F10) at 1st floor level of the proposed extension shall be permanently maintained in obscure glazing.</p> <p>Reason: To prevent overlooking of adjoining residential properties.</p>
6.	<p>(a) The 1st floor balcony serving bedroom no. 3 (F07) of the proposed extension shall be omitted and replaced by a Juliet balcony or similar, which shall be inaccessible.</p> <p>(b) No part of the roof of the ground floor extension shall be used as an amenity space.</p> <p>Reason: To protect the amenities of adjoining residential property.</p>
7.	<p>Surface water 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, and shall be agreed in writing with the planning authority prior to the commencement of development.</p> <p>Reason: In the interest of public health.</p>
8.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 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.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>

Board Member



Peter Mullan

Date: 10/07/2023

