



An
Bord
Pleanála

Board Direction
BD-012770-23
ABP-313629-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/04/2023.

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 provision of Dublin City Council Development Plan 2022-2028, including the Z1 (Sustainable Residential Neighbourhood) zoning objective of the area, the design, layout and scale of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the visual amenities of the area or residential amenity of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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| 1. | The development shall be retained 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 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>Surface water and drainage arrangements including the attenuation and disposal of surface water, shall comply with the following requirements of Dublin City Council's Drainage Division.</p> <ul style="list-style-type: none"> a) The Greater Dublin Regional Code of Practice for Drainage Works Version 6.0, b) The development shall be drained on a completely separate system with surface water discharging to the public surface water system, c) The development shall incorporate Sustainable Drainage Systems in the management of surface water, d) The design and construction of the soakaway shall comply with the requirements of BRE Digest 365 and CIRIA C753. Details of the soakaway shall be agreed directly with Dublin City Council Drainage Division, e) All private drainage pipework shall be located within the site boundary. <p>Reason: In the interest of public health and surface water management.</p>
3.	<p>The structure to be retained shall be used as a garden room for use ancillary to the main dwelling (No. 75 Pinewood Crescent) and shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses or for any use other than as a use incidental to the enjoyment of the dwelling house as such, unless authorised by a prior grant of planning permission.</p> <p>Reason: In the interest of residential amenity.</p>

4. The structure shall not be let, sold or otherwise transferred or conveyed except as part of the overall site that includes the dwelling house (No. 75 Pinewood Crescent) and its garden.

Reason: In order to ensure that the structure is retained within the overall site that includes the existing dwelling, and is not subdivided or separated from it, and that it is used solely in conjunction with the main dwelling.

Board Member

Patricia Calleary

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Date: 05/07/2023

