



An
Bord
Pleanála

Board Direction
BD-015174-24
ABP-315537-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/01/2024.

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 Dublin City Development Plan 2022-2028, to the zoning objective "Z2" of the site to protect and/or improve the amenities of residential conservation areas, to the subject site being listed on the Record of Protected Structures, to the height, design, finishes and setback of the proposed three-storey extension, it is considered that the proposed development, subject to compliance with the following conditions, would not detract from the setting or character of the main dwelling, adjoining property or of property in the vicinity, and would be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by additional information submitted to the planning authority on the 15th day of November 2022, subject to compliance with the conditions set out below. For the avoidance of doubt, the junction between the proposed three-storey extension and party

wall with Number 51 Charleston Road shall be as indicated in Section BB on drawing number RF1 03/04.

Reason: In order to clarify the development permitted by this permission.

2. A qualified conservation architect with proven, appropriate expertise shall be engaged to oversee the development, and shall ensure the protection of retained historic fabric during the works. All works shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011).

Reason: In order to protect the original fabric, character and integrity of the protected structure and to ensure that all works are carried out in accordance with best conservation practice.

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 surface water management.

4. Site development and building works shall be carried out only between 0700 hours and 1900 hours Mondays to Fridays, between 0800 hours and 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.

5. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with the planning authority prior to commencement of development. This plan shall be prepared in accordance

with "Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects," published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

6. The 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 prior to commencement of development 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.

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.

Board Member

Eamonn James Kelly

Date: 24/01/2024

Eamonn James Kelly