



**An  
Bord  
Pleanála**

**Board Direction  
BD-015259-24  
ABP-315691-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/01/2024.

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 nature, scale and design of the proposed development, and its location and relationship to existing residential development in an established residential area, and the provisions of the Dublin City Development Plan 2022- 2028 it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area or the amenities of property in the vicinity of the site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1.	<p>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. 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.</p> <p><b>Reason:</b> In the interests of clarity</p>
2.	<p>The external finishes of the proposed development shall match those of the existing dwelling in respect of materials and colour.</p> <p><b>Reason:</b> In the interests of visual amenity.</p>
3.	<p>The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.</p> <p><b>Reason:</b> To restrict the use of the extension in the interest of residential amenity.</p>
4.	<p>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.</p> <p><b>Reason:</b> In the interest of public health</p>
5.	<p>The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures and off-site disposal of construction/ demolition waste.</p> <p><b>Reason:</b> In the interests of public safety and residential amenity</p>

6. Site development and building works shall only be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, 0800 to 1400 inclusive Saturdays and not at all on Sundays and public Holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior approval has been obtained from the Planning Authority.

**Reason:** In order to safeguard the amenities of properties in the vicinity.

Board Member



Date: 29/01/2024

Mary Cregg