

An
Bord
Pleanála

Board Direction
BD-016849-24
ABP-318810-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2024.

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:

- (1) the zoning of the site under Objective 'Z1' 'Sustainable Residential Neighbourhoods' with the associated objective 'To provide, protect and improve residential amenities',
- (2) planning policies and objectives under the Dublin City Development Plan 2022-2028 as well as, in particular, guidance on additions and alterations as set out in Appendix 18.
- (3) the nature, scale and design of the development,
- (4) the existing pattern of development in the vicinity, and
- (5) the planning history of the site,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would otherwise be acceptable in terms of pedestrian and

traffic safety and convenience, and therefore, be in accordance with the proper planning and sustainable development of the area.

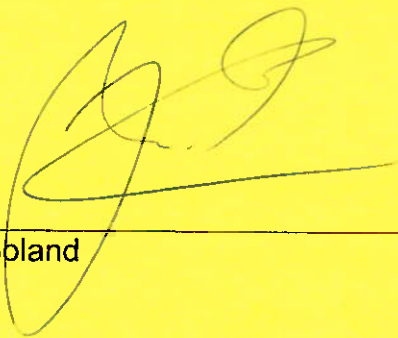
Conditions

1.	<p>The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the Further Information received on 17 November 2023, 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, or as otherwise stipulated by conditions hereunder, and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.</p> <p>Reason: In the interest of clarity.</p>
2.	<p>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.</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>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>Reason: In the interest of public health and surface water management</p>
4.	<p>The attic space hereby approved shall not be used as a habitable room unless it complies with the current building regulations.</p> <p>Reason: To provide for an adequate standard of development.</p>
5.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Saturdays inclusive, 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>
6.	<p>Works to be carried out in compliance with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedure for noise control.' Works should be carried out in a manner to ensure that adjoining street(s) are kept clear of debris, soil and other material and with cleaning carried out at the developers expense if required.</p> <p>Reason: To ensure that a satisfactory standard of development and to keep adjoining roadways clean and safe.</p>

7.	No flat roof shall be used as a balcony or terrace, unless authorised by a prior grant of planning permission. Reason: In the interest of residential amenities.
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Board Member



Joe Boland

Date: 26/06/2024