



An  
Bord  
Pleanála

**Board Direction**  
**BD-017892-24**  
**ABP-319542-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2024.

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 and extent of the proposed development, which constitutes demolition of part of an existing house that is a protected structure, to facilitate an extension to the house, to the pattern of development in the immediate area and to the Z2 'Residential Neighbourhoods (Conservation Areas) zoning of the site the objective of which is 'to protect and / or improve the amenities of residential conservation areas and in 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 residential amenities of the area, would not negatively affect the character of residential conservation area, the existing protected structure on the site or the adjacent protected structures and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

- 1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by revised plans

and particulars submitted to the board on the 14<sup>th</sup> of May 2024, 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.

**Reason:** In the interest of clarity.

- 2 Prior to the commencement of development, the developer shall submit to the planning authority for written agreement, a revised site layout plan and relevant sections and specifications showing the following amendments :
  - (a) The proposed vehicular access width shall be no greater than 2.6m in width and must not have outward opening gates.
  - (b) The extent of the paved area at the front of the house will be retained as at present as a garden and only one car parking shall be permitted at the front of the house.
  - (c) the cost of all works to the footpath and kerb to provide for the widened entrance shall be at the expense of the developer.

**Reason:** In the interest of the preservation of the character of the conservation area

- 3 The developer shall submit the following details to the planning authority for written agreement, and shall agree same prior to the commencement of development:
  - (a) A full window survey showing the proposed windows at a scale of 1:10, with details of the type and thickness of glazing at a scale of 1:5.
  - (b) Specification of and a methodology for the proposed insulation detail of the existing walls and details of how a dry lining system would impact the proposed timber window design.
  - (c) An annotated plan and photographic record of any extant original cornicing, historic flat and decorative plaster and historic joinery (skirtings / window casings etc) in the house where new insulation is proposed, and details of the floors which are proposed to be insulated including specifications, drawings and methodology for the proposed works.

- (d) Specification for the proposed insulation to be installed in the attic.
- (e) A methodology for the proposed works to the stairs, including proposed finishes and treatment of timberwork if any.
- (f) Mechanical and electrical drawings to show all proposed mechanical, electrical and plumbing services/service routes including penetrations and indicate any impact on the Protected Structure's original fabric.
- (g) Existing and proposed plans and elevations of the proposed works to the vehicular entrance and railings at a scale of 1:20, clearly describing the modifications to the railings including the design of the proposed pillars either side of the entrance gates as well as the material to be used.
- (h) Identify the location of the proposed electric car charger
- (i) details of how the existing arch that connects the application property to that of No 158, will be protected at all times during the demolition, and construction phases of the development.

**Reason:** In order to protect the amenity, setting and curtilage of the Protected Structure at 156 Botanic Avenue, and to ensure that the proposed works are carried out in accordance with best conservation practice.

- 4 Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to protect the character of the protected structure and conservation area.

- 5 Drainage arrangements including the attenuation and 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.

- 6 All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interests of visual and residential amenity.



- 7 Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To safeguard the amenity of property in the vicinity.

- 8 The site development and construction works shall be carried out in such a manner as to ensure that the adjoining roads are kept clear of debris, soil and other material, and cleaning works shall be carried on the adjoining public roads by the developer and at the developer's expense on a daily basis.

**Reason:** To protect the residential amenities of property in the vicinity.

- 9 Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.

- 10 Prior to the commencement of development the developer shall submit to the planning authority for written agreement and shall receive that agreement in writing to include: 1) a certified filed plan and folio as it relates to the application site and 2) a site layout plan of a scale of 1:50 demonstrating the boundaries of the of the lands detailed on the certified filed plan.

**Reason:** In the interest of clarity and to ensure that the developer has sufficient legal interest to carry out the development

**Board Member**

  
Martina Hennessy

**Date:** 17/10/2024