

An
Bord
Pleanála

Board Direction
BD-018782-25
ABP-320945-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/01/2025.

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 scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the area, would be in accordance with the policies with respect to residential extensions, as set out in the Dublin City Development Plan 2022-2028, would not seriously injure the visual or residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and complete in accordance with the plans and particulars lodged with the planning 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 and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

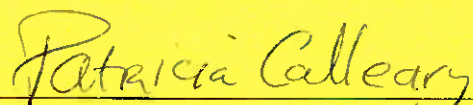
2. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

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

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

Board Member


Patricia Calleary

Date: 30/01/2025