

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3951/15

An Bord Pleanála Reference Number: PL 29S.245822

APPEAL by Chris Jones care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 4th day of November, 2015 by Dublin City Council to grant subject to conditions a permission to Stanley Watson on behalf of the Embassy of the Republic of Latvia to Ireland care of BCF Architects of Cloncannon Lower, Mountmellick, County Laois in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Change of use from residential to embassy office use involving a minimalist intervention to the existing property limited to minor internal fit-out, the conversion of an existing garden level gable window into a fully accessible garden level entrance door and associated wheelchair/ambulant friendly paved front garden pathway to the existing dwelling, all at 58 Eglinton Road, Donnybrook, Dublin.

DECISION

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

Having regard to the nature and modest scale of the proposed development, the Z2 residential conservation zoning objective for the area as set out in the Dublin City Development Plan 2011 – 2017, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the zoning objective set out the Development Plan, would not seriously injure the visual or residential amenities of the area or of property in the vicinity, and would be acceptable in terms of traffic safety and convenience. The proposed development 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, 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. The use of the building hereby permitted is for embassy office use only, and no other office use is authorised without a prior grant of planning permission.

Reason: In the interests of clarity and the protection of residential amenity.

3. In the event of the cessation of the embassy office use, the building shall revert to residential use.

Reason: In the interests of clarity and the protection of residential amenity.

4. Site development and building works shall be carried out only between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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: To safeguard the residential amenities of property in the vicinity.

5. The hours of opening of the offices to the public shall be restricted to between 10.00 and 13.00 on Monday, Wednesday and Friday, and between 13.00 and 16.00 on Tuesday and Thursday. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interest of the residential amenities of property in the vicinity.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.

