

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 4172/15

An Bord Pleanála Reference Number: PL 29S.246214

APPEAL by Róisín Keeling care of Diarmuid Ó Gráda of 16 Louvain, Roebuck Road, Dublin against the decision made on the 3rd day of February, 2016 by Dublin City Council to grant subject to conditions a permission to Jim Duggan care of RD Architecture of 17 Norwood, Ballybrack, County Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Construction of a single storey structure to rear consisting of ground floor terrace (with basement store room under) with concrete block steps down to garden and completion of the proposed development consisting of completed ground floor terrace, glass balustrade, paving and plastering of blockwork, all at 10 Morehampton Road (a protected structure), 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 land use zoning objective Z2, as set out in the Dublin City Development Plan 2011-2017, to the pattern of development in the area and to the location of the proposed development relative to the surrounding dwellings including protected structures, and to the provisions of the “Architectural Heritage Protection Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government in 2004 and to the report of the planning authority’s Conservation Officer, it is considered that the proposed development and the development to be retained, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of the neighbouring residential properties and would not adversely affect a Protected Structure. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. The development shall be retained, 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

- 2 Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays inclusive, between 0800 and 1400 on Saturdays and not at all on Sundays, Bank or 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: In order to safeguard the residential amenities of property in the vicinity.

3. All works shall be carried out in accordance with best conservation practice as detailed in the application and the “Architectural Heritage Protection Guidelines for Planning Authorities” (Department of Arts, Heritage and the Gaeltacht, 2011).

Reason: To ensure that the integrity of the historic structures is maintained and that the structures are protected from unnecessary damage or loss of fabric.

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

Dated this day of 2016.