

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: WEB1093/16

An Bord Pleanála Reference Number: PL 29S.246668

APPEAL by Tom McGrath care of Future Analytics of 23 Fitzwilliam Square (South), Dublin against the decision made on the 3rd day of May, 2016 by Dublin City Council in relation to an application for permission for development comprising (a) one off-street car parking space opening off Haddington Place, together with provision of new sliding gate within the boundary wall, (b) raising of roof level to accommodate continuous floor level throughout dwelling, (c) internal alterations, (this application is made pursuant to permission granted under planning register reference number 2583/14) at 6 Saint Mary's Road, Ballsbridge, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for (b) raising of roof level to accommodate continuous floor level throughout dwelling, (c) internal alterations and to refuse permission for (a) one off-street car parking space opening off Haddington Place, together with provision of new sliding gate within the boundary wall).

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 of the site, to the residential character of the area and 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 not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

CONDITIONS

1. (1). The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further particulars received by An Bord Pleanála on the 30th day of May, 2016, 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.

- (2) The terms and conditions of the permission granted for the original development under planning register reference number 2583/14 shall be fully complied with except as may otherwise be required in order to comply with the attached conditions.

Reason: In the interest of clarity.

2. The design of the proposed vehicular access shall be amended as follows:

- (a) the vehicular entrance shall be at least 2.5 metres or at most 3.6 metres in width and shall not have outward opening gates,
- (b) the on-site parking space in the side garden area shall be a minimum of 3 metres by 5 metres in surface area. Only one on-site parking space is permitted,
- (c) the footpath and kerb shall be dished at the access and the new entrance shall be provided in accordance with the requirements of the planning authority, and
- (d) details of proposed boundary treatment relative to the revised site frontage onto Haddington Place shall be submitted.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of pedestrian safety and residential amenity.

3. Water supply and drainage arrangements, including the 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.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 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: In order to safeguard 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.