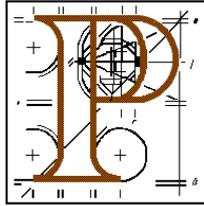


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2539/16

An Bord Pleanála Reference Number: PL 29S.246715

APPEAL by Andrea Smith of 164 Corrib Road, Terenure, Dublin against the decision made on the 16th day of May, 2016 by Dublin City Council to grant subject to conditions a permission to Caitriona Caulfield and Stephen Cox care of Garbhan Doran Architects of 46 Avondale Avenue, Phibsboro, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of internal partitions, stairs and rear single storey extension and construction of internal alterations, new stairs and rooflights to front and rear pitched roof, alterations to front boundary wall and yard to create new vehicular entrance gates and off street parking, new two storey extension to rear with associated landscaping and ancillary works. All for use as a single dwelling unit, at 162 Corrib Road, Terenure, 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 pattern of development in the area and to the scale, nature and design of the proposed two-storey rear extension, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of surrounding residential property, would be in accordance with the land use zoning objective Z1 'to protect, provide for and improve residential amenities' applicable to the site under the Dublin City Development Plan 2011-2017 and with the 'Guidelines for Residential Extensions' under Appendix 25 of the development plan 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, 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. (a) The driveway entrance shall not exceed 3.6 metres and shall have inward opening gates only.
- (b) The footpath and kerb shall be dished and the new entrance provided to the standard required by the planning authority.

- (c) Any repairs to the public road, including pedestrian pavement, and services necessary as a result of the development shall be at the expense of the developer.
- (d) The development shall comply with the requirements of the Code of Practice.

Reason: To ensure a satisfactory standard of development in the interest of the proper planning and sustainable development of the area.

- 3. Water supply and 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.

- 4. The development shall be carried out in such a manner as to ensure the adjoining streets are kept clear of debris, soil and other material and, should the need arise for cleaning works to be carried out on the public road, the said cleaning works shall be carried out at the developer's expense.

Reason: In the interest of road safety and amenity.

- 5. During construction and demolition phases, the proposed development shall comply with British Standard 5228 "Noise Control on Construction and Open Sites Part 1. Code of practice for basic information and procedures on noise control."

Reason: In order to ensure a satisfactory standard of development in the interest of residential amenity.

6. Site development and building works shall be carried out only between the hours of 0800 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.