

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: WEB 1204/16

An Bord Pleanála Reference Number: PL 29N.247037

APPEAL by Bernadette Dunne and Francis Kennedy of 55 Clonliffe Gardens, Lower Drumcondra, Dublin against the decision made on the 12th day of July, 2016 by Dublin City Council to grant subject to conditions a permission to Irene Sadleir care of Stephen Musiol of 114 Parnell Road, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: (1) The construction of a new vehicular entrance to create a parking space in the front garden, (2) the removal of an unshared chimney stack complete with matching roof repair and (3) a single storey extension to the rear that projects beyond the side wall of the house. All at 56 Clonliffe Gardens, Drumcondra, 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 provisions of the current Dublin City Development Plan including the zoning Z1 - to protect, provide and improve residential amenities, to the pattern of development in the area and to the scale and considered design of the proposed extension, 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 and would 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. 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.

3. Site development and building works shall be carried out 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 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 residential amenities of property in the vicinity.

4. No part of the proposed development shall extend beyond the property boundary.

Reason: In the interest of clarity.

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

Dated this day of 2016.