

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3033/16

An Bord Pleanála Reference Number: PL 29S.247133

APPEAL by Veroncia Chan care of Stephen Mason Architectural and Planning Services of 2 Clonkeefy, Castlerahan, Ballyjamesduff, County Cavan and by Brian and Mary Carr care of Cathal Grant Design and Management Limited of 27 Patrick Street, Newry, County Down against the decision made on the 27th day of July, 2016 by Dublin City Council to grant subject to conditions a permission to Brendan O'Hagan care of O'Mahony Pike Architects Limited of The Chapel, Mount Saint Annes, Milltown, Dublin in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Revised design of part two storey mews house (reduced to 89.5 square metres) in place of previously approved development (planning register reference number 3781/14) to include revised site layout, retained existing boundary features, resulting in reduced separation distances to adjoining properties and revised site works at 12A Synge Place, 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 vicinity, the scale, form and design of the proposed dwelling and the policies of the current Dublin City Development Plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenity of the area, would not detract from the character or setting of the adjacent Protected Structures 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 out in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:-
 - (a) the building depth to the rear of the proposed dwelling shall be reduced by one metre on the ground and first floor,
 - (b) a minimum internal storage space of four square metres shall be provided in the dwelling, and

- (b) the proposed first floor window in the northern elevation shall be obscure glazed to a height of 1.5 metres.

Prior to the commencement of development, revised drawings providing for these modifications shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of residential amenity.

3. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

4. 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.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2016.