

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 3165/16

An Bord Pleanála Reference Number: PL 29N.247198

APPEAL by MPM Residents' Association of 6 Palmerston Place, Dublin against the decision made on the 10th day of August, 2016 by Dublin City Council to grant subject to conditions a permission and retention permission to Jessica Forrester care of Declan Clabby and Associates of Haggard Street, Trim, County Meath in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Retention and completion of dormer window on rear elevation to existing attic area. The development also includes permission for single storey extension to rear of dwelling, modifications to existing elevations which include two number velux roof lights on front façade of roof together with installation of steel access stairs to existing basement moat to front of dwelling and all associated site works at 3 Mountjoy Street Middle, 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 nature of the proposed development, subject to compliance with the conditions set out below, the Board is satisfied that the proposed development would be in accordance with the existing character and pattern of development in the immediate area and would not unduly detract from the existing visual amenities of the conservation area in which it is situated. The proposal 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 carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The dormer window shall be reduced in width by 50%. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority within three months of the date of this order.

Reason: In the interest of visual and residential amenity and public safety.

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. Details of the materials, colours and textures of all the external finishes to the proposed extension shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Details of the interface with the public footpath/road shall be in accordance with the requirements of the planning authority and details shall be submitted for the written agreement of the planning authority prior to commencement of development.

Reason: In the interest of pedestrian safety.

6. Site development and building works shall be carried out only 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 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.