



An
Bord
Pleanála

Board Order PL 29N. 248043

Planning and Development Acts 2000 to 2016

Planning Authority: Dublin City Council

Planning Register Reference Number: 4245/16

Appeal by James C. Cahill of 26 The Meadows, Howth Road, Dublin against the decision made on the 1st day of February, 2017 by Dublin City Council to grant subject to conditions a permission to MKN Developments Limited care of O'Mahony Pike Architects of The Chapel, Mount Saint Anne's, Milltown, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Revisions to two number three bedroom houses previously permitted under An Bord Pleanála appeal reference number PL 29N.246250 (planning register reference number 4242/15). The revisions will consist of a ground floor bedroom extension to house number 75 consisting of a ground floor bedroom extension of 26.1 square metres and a ground and first floor extension of 27.6 square metres to house number 69 for an additional bedroom and a larger ground floor study and dining room, along with associated site works to the adjacent open space areas, all on a site of 0.68 hectares. All at numbers 1, 1A and 1B (and to the rear of same) Sybil Hill Road, Raheny, 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 and scale of the proposed development and to the planning history of the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. 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 in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted on 8th day of July, 2016 under An Bord Pleanála appeal reference number PL 29N.246250 and any agreements entered into thereunder.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. The monopitch roof over the authorised extension to the side of house number 69 shall be amended so that its ridge is lower than the ridge of the roof over the main house. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

4. 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 the 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 2017