



An
Bord
Pleanála

Board Order

PL 29S.248635

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2475/17

Appeal by Patrick and Joanna O'Reilly of 37 South Hill, Dartry, Dublin against the decision made on the 9th day of May, 2017 by Dublin City Council to grant subject to conditions a permission to Brookrush Limited care of Brock McClure Planning and Development Consultants of 63 York Road, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Development consisting of two number two-bedroom apartments (circa 80 square metres each) and one number two-bedroom penthouse (circa 109 square metres), all with associated balcony and terrace areas. The proposal will be accommodated over the existing three storey apartment building to provide for a new third and set back fourth floor level (overall building height five storeys from Milltown Road, two storeys at its interface with South Hill). The proposal shall also provide for increased balcony and terrace areas for existing six number apartment units, revised car parking, bicycle parking and landscaping arrangements, revisions to elevations and all associated site development works on a site of circa 0.1 hectare at Apartments 1-6 South Hill, number 38 South Hill, Dartry, Dublin, also with frontage and pedestrian access onto Milltown Road, 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 zoning objective for the site, the pattern of development in the vicinity and the policies of the current Dublin City Development Plan 2016-2022, it is considered that, subject to compliance with the conditions set out below, the proposed development, accommodated over the existing three storey apartment building, would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of traffic and pedestrian safety. 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.
 - (a) One on-site car parking space shall be permanently allocated to each residential unit and numbered as such. Car parking spaces shall not be sold, rented or otherwise sub-let or leased to other parties.
 - (b) Cycle parking shall be provided and shall be secure, conveniently located, sheltered and well lit.

Reason: To ensure a satisfactory standard of development and in the interests of residential amenity.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 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.

4. (a) The external finish to the boundary wall addressing South Hill shall be plastered.
- (b) Details of the materials, colours and textures of all the external finishes to the proposed apartments 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. 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.

6. 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 noise management measures and off-site disposal of construction/demolition waste.

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

