



An
Bord
Pleanála

**Board Order
PL 29N.248716**

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1143/17

Appeal by John and Deirdre Hughes of 69 Clontarf Road, Clontarf, Dublin and by Adrian Langan care of Fenton Associates of Unit 13, The Seapoint Building, 44-45 Clontarf Road, Dublin against the decision made on the 22nd day of May, 2017 by Dublin City Council to grant subject to conditions a permission to Colm and Ramona Kennedy care of Eileen Cantwell Architects of 'The Brook', Windgate Road, Howth, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Proposed one and two-storey two bedroom mews dwelling with two number vehicular car parking spaces with vehicular access to lane exiting between 1B and 1 St. Lawrence Road, Clontarf, 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 Z1 zoning objective, as set out in the Dublin City Development Plan 2016-2022, to protect, provide and improve residential amenities and the location of the proposed development with access onto a public laneway and in proximity to public transport corridors, it is considered that, subject to compliance with the conditions set out below, the proposed development would increase residential density in an area of relatively low density with a high level of accessibility and service provision, would not seriously injure the visual or residential amenities of property in the vicinity, and would not cause traffic congestion 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 proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application as amended by the further plans and particulars received by An Bord Pleanála on the 18th day of July, 2017, 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 and sustainable development.

3. The first floor bathroom window shall be permanently fitted with opaque glazing, and shall be only capable of being opened above at least 1.8 metre over the finished floor level.

Reason: In the interest of residential amenity.

4. The roof areas shall not be used as outdoor amenity areas.

Reason: In the interest of residential amenity.

5. A screen shall be provided at the proposed first floor bedroom window in accordance with the details submitted to An Bord Pleanála on the 18th day of July, 2017 and subject to further details of materials and colour which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.

6. Any gates shall open inwards, towards the site rather than towards the laneway.

Reason: In the interest of orderly development.

7. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 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 amenities of property in the vicinity.

8. During the construction and demolition phases, the proposed development shall comply with British Standard 5228:- Code of Practice for Noise and Vibration Control on Construction and Open Sites - Part 1.

Reason: In order to safeguard the amenities of property in the vicinity.

9. Proposals for the naming and numbering of the proposed dwellinghouse shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of orderly development.

