



An
Bord
Pleanála

Board Order

PL 29S.248898

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1260/17

Appeal by Genevieve MacKenzie and Paul Nagle of 8A The Square, Irishtown, Dublin against decision made on the 29th day of June, 2017 by Dublin City Council to grant subject to conditions a permission to Susan Cassidy care of A2 Architects of 3 Great Strand Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The construction of one single family house at the site to the rear of number 28 Irishtown Road, Ringsend, Dublin. The development will consist of the construction of one new 89 square metres two-bedroom single family house with a front courtyard and pedestrian access via an established right of way through numbers 8a, 8b and 8c The Square onto Ropewalk Place, Ringsend, Dublin. Proposed accommodation consists of an entrance hall, kitchen/dining/living, two bedrooms, bathroom, study, two courtyards and rear garden, including rooflights, monopitched and flat roofs and sundry other minor works.

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 infill nature of the site which is under-utilised, to the site location in an established inner suburban area, to the site configuration and, to the proposed site layout and dwelling size, height, form and design, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of properties in the vicinity, would provide for an acceptable standard of residential amenity for future occupants, would be acceptable in terms of traffic safety and convenience and 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. 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.

3. Arrangements for connections to the public sewer and water main shall be in accordance with the requirements of the planning authority.

Reason: In the interest of clarity and public health.

4. Details of the materials, colours and textures of all the external finishes including roof materials to the proposed development 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. Hours of construction shall be confined to the hours of 0800 and 1900 Mondays to Fridays excluding bank holidays and 0800 hours and 1400 hours on Saturdays only. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interest of the amenities of the area and clarity.

