



An
Bord
Pleanála

Board Order

PL06D.249084

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire–Rathdown County Council.

Planning Register Reference Number: D17B/0263.

Appeal by Mary Anderson and Anne Thompson care of 9 Seafield, Shankill, County Dublin against the decision made on the 24th day of July, 2017 by Dún Laoghaire – Rathdown County Council to grant subject to conditions a permission to Deirdre Ní Bhroin care of Pat O'Brien of 19 Cadogan Road, Fairview, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Development consisting of small infill single storey extension to rear; replacement of roof on main house with increase of height of eaves while maintaining existing ridge height; new bay window extension and patio to front at ground floor level; alterations to windows at first floor level to front to provide larger window including corner section to side and opening section onto new balcony; new external wall insulation with white cornish granite finish or similar; new velux rooflights, three on single storey to rear and one to side of main house and internal alterations to main house at 6 Seafield, Shankill, 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 provisions of the current Dún Laoghaire-Rathdown County Development Plan 2016-2022, to the pattern of development in the area and to the nature, form, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area. 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, 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 interest of public safety and 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. 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.

