



An
Bord
Pleanála

Board Order

PL 29N.249261

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 3247/17

Appeal by David and Olwen Lynch care of Edward Brady and Associates of Unit 63, Grange Close, Baldoyle, Dublin and by Tom and Emer Coghlan care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 18th day of August, 2017 by Dublin City Council to grant subject to conditions a permission to the said Tom and Emer Coghlan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a part single part two storey flat roof extension to the rear of the existing house, with rooflights, alterations to side and rear elevations, site landscaping, SUDS drainage and all associated works necessary to facilitate the development at 85 Mount Prospect Avenue, 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 zoning objectives for the area and pattern of development in area, 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 and would be acceptable in terms of traffic safety, public health and convenience. 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, as amended by the further plans and particulars received by An Bord Pleanála on the 14th day of September 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.

