



An  
Bord  
Pleanála

## Board Order PL 29S.249401

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### Planning and Development Acts 2000 to 2017

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3505/17**

**Appeal** by Ted Harding and Marianne Coakley care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 18<sup>th</sup> day of September, 2017 by Dublin City Council to grant subject to conditions a permission to Orla O’Heocha and Bernard Murphy care of OC Architects and Design of 67 Ranelagh Village, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Partial demolition of the existing three-storey return/extension to the rear of the dwelling and the subsequent reconstruction of a new three-storey extension to include 31 square metres extension at ground floor level. The remodelling/renovation of the existing house including replacing the existing roof, the proposed enlargement of the existing dormer at attic level, raising two number window cills to rear return elevation, the provision of two number velux roof lights to the front slope of the main roof and all associated landscaping and site works, all at 62 Sandford Road, Ranelagh, 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 residential zoning objective for the subject site, to the pattern of development in the area, including the existing three-storey return to the subject premises, and to the nature and extent of the proposed development, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the amenities of the area or property in the vicinity, and would be acceptable in terms of pedestrian and traffic 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 the 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.

3. The proposed external wall of the ground floor extension facing towards number 60 Sandford Road shall incorporate a painted plaster render or a self-coloured render finish. Full details of the proposed finishes shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** In the interest of visual amenity.

4. Site development and building works shall be carried out between the hours of 0800 to 1800 on Mondays to Fridays inclusive and 0800 to 1400 on Saturdays and not at all on Sundays and Public Holidays. Deviations 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.

5. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

**Reason:** In the interests of sustainable waste management.

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.

