

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Dublin City**

**Planning Register Reference Number:3764/17**

An Bord Pleanála Reference Number: ABP-300253-17

**APPEAL** by Brian Magee and Irene Magee of 99 The Stiles Road, Clontarf, Dublin against the decision made on the 25<sup>th</sup> day of October, 2017 by Dublin City Council to grant subject to conditions a permission to Gary and Megan O'Connell care of Anne Mahon Architect of 9a Wood Farm Drive, Palmerstown, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Construction of new first floor rear extension over existing ground floor rear extension plus roof alterations to existing attic to provide new hipped dormer at side of the dwelling and flat roof dormer at rear. Works to include all necessary site works, all at 101 The Stiles 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 nature, scale and design 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 property in the vicinity, would be in accordance with the zoning objective pertaining to the site, Z1 “to protect, provide and improve residential amenities” as set out in the Dublin City Development Plan 2016-2022, and would 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 south facing windows to the proposed first floor extension shall be glazed permanently with obscure glazing only and the openings shall be top hung only.

**Reason:** To protect the amenities of the neighbouring property to the south.

3. 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.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 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:** To safeguard the residential amenities of property in the vicinity and provide for construction operations during the hours provided for under the Dublin City Development Plan 2016-2022.

5. During construction and demolition phase, the development shall comply with British Standard 5228: Noise Control on Construction and Open Sites Part 1: Code of Practice for Basic Information and Procedures for Noise Control.

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

6. Site development and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and, should cleaning works need to be carried out on the adjoining public road arising from the carrying out of the development, the said cleaning works shall be carried out at the expense of the developer.

**Reason:** To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interest of orderly development.

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**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**

**Dated this                      day of                      2018.**