



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 4264/17

Appeal by Bridget and David Mullen of 3 Pigeon House Road, Ringsend, Dublin against the decision made on the 17th day of January, 2018 by Dublin City Council to grant subject to conditions a permission to Martin Treacy of 2 Pigeon House Road, Ringsend, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of the existing single storey extension, and the construction of a new two-storey extension to the rear of the existing terraced house, three number new rooflights to the front of the existing roof, raising the existing roof ridge height by approximately 770 millimetres, the provision of a new staircase, associated internal remodelling, repair, and refurbishment of the existing dwelling and elements, and all associated site works at 2 Pigeon House Road, Ringsend, 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

It is considered that the proposed development, subject to compliance with the conditions set out below, would provide improved residential accommodation which would be in accordance with the Dublin City Development Plan 2016-2022, would not impact on the residential amenities of the area or the amenities of the residential conservation area. 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 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. Site development and building works shall be carried out only between the hours of 0700 to 1900 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: In order to safeguard the residential amenities of property in the vicinity.

4. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street and laneway are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the public road/laneway, the work shall be carried out at the developer's expense.

Reason: To ensure that the adjoining street is kept clean and safe during construction.

Paul Hyde

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

Dated this day of 2018.