



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2185/18.

Appeal by Eithne McManus care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 27th day of March, 2018 by Dublin City Council in relation to the application by the said Eithne McManus for permission for development comprising (a) the partial demolition of ground floor kitchen to rear of house (nine square metres), (b) construction of two-storey extension to side and rear of semi-detached house (91.2 square metres), and (c) relocation of vehicular entrance from side (north) boundary of site to front (east) boundary of site, and all associated site works at 20 Anner Road, Inchicore, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions a permission for the relocation of vehicular entrance from side (north) boundary of site to front (east) boundary of site, and all associated site works and to refuse permission for the partial demolition of ground floor kitchen to rear of house (nine square metres) and construction of two-storey extension to side and rear of semi-detached house (91.2 square metres).

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, as set out in the current Dublin City Development Plan in respect of alterations and extensions to dwellings, together with the residential zoning objective as it relates to the site, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual or residential amenities of the area, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety 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 drawings received by An Bord Pleanála with the grounds of appeal on the 23rd day of April, 2018, 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 external finishes of the proposed extension (including roof tiles and slates), shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed save as part of the dwelling. It shall not be used for short-term letting.

Reason: To restrict the use of the extension in the interest of residential amenity.

5. Site development works shall be carried out only between the hours of 0800 and 1800 Monday to Friday inclusive and between 0800 and 1400 hours on Saturdays and not at all on Sundays or 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 in the vicinity.

6. The vehicular and pedestrian entrance hereby permitted shall be reduced to a maximum width of three metres.

Reason: In the interest of traffic safety.

7. Within one month of the completion of the development the existing vehicular entrance at the north-western corner of the site shall be permanently closed. Boundary treatment shall match that of the existing north boundary.

Reason: In the interests of traffic safety and visual amenity.

8. The driveway entrance onto Anner Road shall incorporate inward opening gates only.

Reason: In the interest of pedestrian safety.

9. Any costs incurred by the planning authority including any repairs to the public road and services necessary as a result of the development shall be at the expense of the developer.

Reason: In the interest of orderly development.

10. The footpath and kerb shall be dished and a new entrance provided to the requirements of the planning authority.

Reason: In the interest of traffic safety.

11. Construction and demolition waste shall be managed in accordance with a construction waste and demolition 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 interest of sustainable waste management.

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

Dated this day of 2018.