



Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2283/18

Appeal by Alan Lund and Anne Rossiter care of Dixon McGaver Nolan of 14 Lower Baggot Street, Dublin against the decision made on the 5th day of April, 2018 by Dublin City Council to grant subject to conditions a permission to Ciara Bolger and David Lawson of Douglas Wallace Consultants of 1 Grantham Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: (1) Demolition of existing domestic extensions to the rear of existing dwellinghouse; (2) Development of new part single and part two-storey domestic extension to the rear of existing dwellinghouse; (3) Works to existing roof consisting of the construction of new rooflights to central roof areas; (4) Other improvements/Internal alterations to existing dwellinghouse; (5) Alterations/Reconfiguration of rear private garden courtyard; (6) Relocation of existing rear pedestrian access gate from garden to rear communal service laneway; and (7) All ancillary site works and services at 8 McMahon Street, South Circular Road, 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 design and appearance of the proposed extensions, and to 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 amenities of the area or the residential amenities of property in the vicinity and would not adversely impact on the character of the Residential Conservation Area in which the house is located. 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 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 0800 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: In order to safeguard the residential amenities of property in the vicinity.

Eugene Nixon

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.