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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4030/17**

**Appeal** by Callie and Aidan Gleeson and others care of NODE Architecture of 42 Dawson Street, Dublin against the decision made on the 24<sup>th</sup> day of May, 2018 by Dublin City Council to grant subject to conditions a permission to Gary Traynor and Rose Anne Kenny care of O'Carroll O'Riordan Architects of 1 Fortfield Terrace, Rathmines, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** The erection of a single storey garage to rear, with existing vehicular access from lane retained at 20 Dartry Road, Dublin (Protected Structure).

**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 location and existing rear access to the site, the pattern of development in the area, the scale and nature of the proposed works, the Z2 zoning and the policies and objectives, as set out in the Dublin City Development Plan 2016 - 2022, in particular Section 16.10.12 residential extensions and CHC2 protected structures, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenity of the area, would not cause a traffic hazard and would not detract from the character or setting of the Protected Structure or 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 out in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Site development and building works shall be carried out only between the hours of 0800 and 1900 Mondays to Fridays inclusive, between 0800 and 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.

3. 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.

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**John Connolly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2018.**