



---

**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2809/18.**

**Appeal** by Tom and Cathy O'Mahony care of NODE Architecture of 42 Dawson Street, Dublin against the decision made on the 17<sup>th</sup> day of July, 2018 by Dublin City Council in relation to the application for permission for development comprising 1. Demolition of existing single storey extension to the side of the property. 2. Construction of a new two-storey extension to either side of the main house. 3. Retention of existing 29 square metres single storey extension to rear of main house. 4. Internal alterations and refurbishment of works consisting of the removal of non-original partitions and the creation of new openings between the existing house and new extensions. 5. Provision of new solar panels to the rear slope of the main roof. 6. General repair works and internal remodelling. 7. The development will include all associated drainage and site development works. All at 49 Grand Canal Street Upper, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant, subject to conditions, a permission for 1. Demolition of the existing single storey extension to the side of the property. 2. Retention of the existing 29 square metres single storey extension to rear of main house and 3. The provision of new solar panels to the rear slope of the main roof and to refuse permission for construction of a new two-storey extension to either side of the main house and associated works).

## **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 pattern of development in the vicinity, the nature, form and design of the proposed development, the Z2 residential conservation zoning on the site and compliance with the provisions of the Dublin City Development Plan 2016-2022, in particular Policy CHC 4 and Section 16.10.12 of the Development Plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a negative impact on the residential amenity of the area or have a negative impact on the character or setting of a protected structure or a 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. The external finishes of the proposed extension, including roof tiles/slates, shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

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 0800 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.

---

**Dave Walsh**

**Member of An Bord Pleanála**

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

**Dated this            day of            2018.**