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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3061/18**

**Appeal** by Declan Black and Sinead Durcan care of PAC Studio Limited, Tower One, Fumbally Court, Fumbally Lane, Dublin against the decision made on the 30<sup>th</sup> day of August, 2018 by Dublin City Council to grant subject to conditions a permission to Christine Connolly care of Horan Rainsford of 36 Main Street, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of extensions to existing dwelling: at first floor level of seven square metres and at second floor level a living room of 15 square metres, along with a private terrace at The Mews, 26a Mount Eden Road, Donnybrook, 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 residential zoning of the site, the pattern of development in the area including a variety of building styles and uses, and the modest scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with proper planning and sustainable development in the area.

## **Conditions**

1. The development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by the further particulars submitted to the planning authority on the 3<sup>rd</sup> day of August 2018 and by further plans and particulars received by An Bord Pleanála on the 26<sup>th</sup> day of October, 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 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. Details of the materials, colours and textures of all the external finishes to the proposed extensions 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 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 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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.

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

**Dated this            day of            2018.**