



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3510/18

Appeal by Elizabeth Donovan of 46 Ard Righ Road, Stoneybatter, Dublin against the decision made on the 7th day of September, 2018 by Dublin City Council to grant subject to conditions permission to Ciaran Giblin care of Foley Architecture and Project Management of 8 Seabury Avenue, Malahide, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Renovation and extension of the existing two-storey terraced dwelling to include demolition of existing flat roof extension, construction of new single and two-storey extension to the rear and associated drainage works at 48 Ard Righ Road, Stoneybatter, 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 Zoning objective 'Z2' for the area, as set out in the Dublin City Development Plan 2016-2022, and the existing pattern of development in the area, it is considered that, subject to compliance with the conditions set out below (including the omission of the first floor extension), the proposed development would not seriously injure the residential or visual amenities of the area and 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 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 proposed development shall be amended as follows:-

- The first floor extension shall be omitted from the development.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of protecting the residential amenities of adjoining properties, as it is considered that the first floor extension would unduly impact, by way of overshadowing and overbearing, on such adjacent properties.

3. The external finishes of the proposed extension shall match the external finishes of the existing dwelling in both colour and materials used.

Reason: In the interest of visual amenity.

4. Water supply and drainage arrangements including the attenuation of surface water shall comply with the detailed requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Prior to commencement of development, a Construction Management Plan shall be submitted to, and agreed in writing with the, planning authority. The plan shall include details of the intended construction practice, including proposals for traffic management, noise management and measures for off-site disposal of construction/demolition waste.

Reason: In the interests of amenities, public health and safety.

6. Site development and building works shall be carried out only between the hours of 0800 and 1800 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.

Philip Jones
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2019.