



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 3695/18

Appeal by Colm Kilcoyne care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 2nd day of October, 2018 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission is sought to modify existing vehicular access and relocate street light to the left of the entrance, also to construct part single storey and part two-storey extension to rear at 78, Stannaway Road, Crumlin, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations 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 Z1 Sustainable Residential Neighbourhoods zoning objective for the area as set out in the Dublin City Development Plan 2016-2022, the overall design and scale of the proposed development, the location of the appeal site and the established pattern of residential development in the area it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety. 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, as amended by plans and particulars submitted with the appeal on the 26th 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. Prior to commencement of development, revised plans, drawings and

particulars showing the following amendments shall be submitted to, and agreed in writing with the planning authority and such works shall be fully implemented prior to the occupation of the extension:

- (a) The vehicular entrance shall have a maximum width of three metres wide.
- (b) The pedestrian entrance shall have a maximum width of 0.8 metres
- (c) The proposed rear extension shall project a maximum of 3.5 metres from the existing rear building line at first floor level.
- (d) The existing barge board (horizontal white plaster course located at cill level between ground and first floor levels) on the front elevation shall be retained

Reason: In the interests of the protection of public safety, residential amenity and visual amenity.

- 3. The footpath in front of the proposed vehicular entrance shall be dished and strengthened at the developers' expense including any moving or adjustment of any water cocks/chamber covers/public lighting and all to the satisfaction of the appropriate utility company and the planning authority. With regards to the dishing and strengthening of the footpath, the developer shall contact the planning authority to ascertain the required specifications for such works and any required permits.

Reason: In the interest of public safety.

- 4. 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.

Reason: In the interest of visual amenity.

- 5. 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.

6. Site development and building works shall be carried only out 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.

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

Dated this day of 2019.