



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2611/19

Appeal by Pauline Atkinson and Maurice McConnell care of 1 Kingsland Parade, Portobello, Dublin against the decision made on the 4th day of July, 2019 by Dublin City Council to grant subject to conditions permission to Anne Marie Godfrey care of Cahill-O'Brien Associates of 24A Melifont Avenue, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Reinstatement and enlargement of the two-storey, pitched roof, rear return, at 3 Kingsland Parade, Portobello, 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 location of the site in an area with the zoning objective: Z2 “to protect, and/or improve amenities of residential conservation areas”, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities or architectural character of the area, would not seriously injure the residential amenities of properties in the area, would not endanger public health and would be in accordance with the zoning objective set out in the Dublin City Development Plan, 2016-2022. 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 development shall be occupied as a single dwelling only and shall not be subdivided or converted to multiple dwelling units without a prior grant of planning permission.

Reason: In the interest of clarity and the residential amenities of the area.

3. Hours of work shall be confined to 0700 to 1900 Mondays to Fridays inclusive, excluding bank holidays and 0800 to 1400 hours on Saturdays. Deviation from these times will only be allowed in exceptional circumstances subject to the prior written agreement of the planning authority.

Reason: In the interest of residential amenity.

4. Details of the materials, colours and textures of all the external finishes, including the roof cladding which shall be in slate, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of the visual amenities of the area.

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. The developer shall enter into water and waste water connection agreements with Irish Water, prior to commencement of development.

Reason: In the interest of clarity.

7. All necessary measures shall be taken to prevent spillage or deposit of clay, rubble or other debris on adjoining roads during the course of the site works.

Reason: In the interest of public amenity orderly development and traffic safety.

Paul Hyde

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

Dated this day of 2019.