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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2634/19**

**Appeal** by John Scahill of 786 Howth Road, Dublin against the decision made on the 23<sup>rd</sup> day of August, 2019 by Dublin City Council to grant subject to conditions a permission to Horoprops Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Planning permission for revisions to a previously permitted residential development (previously granted under planning register reference number 4648/17, An Bord Pleanála reference number ABP-301265-18). The proposed revisions relate to previously permitted house no. 15 and house no. 16 and will comprise of a single storey ground floor extension to the rear of the previously permitted house no. 15 and a single storey ground floor extension to the rear and side of the previously permitted house no. 16 with associated elevation changes and all associated engineering and site development works necessary to facilitate the development, all at 15 and 16 'Strand View' (formerly 778-784), Howth Road, Raheny, 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 site's location on serviced urban land, the residential land use zoning of the site, and the nature and scale 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 residential or visual amenities of the area or the amenities of property in the vicinity. 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 the further plans and particulars submitted to the planning authority on the 29<sup>th</sup> day of July, 2019, except as may otherwise be required in order to comply with the following conditions.

**Reason:** In the interest of clarity.

2. The development shall be carried out and completed with the conditions attached to the permission granted under planning register reference number 4648/17, An Bord Pleanála reference number ABP-301265-18, except as amended in order to comply with the conditions attached to this permission.

**Reason:** In the interest of clarity.

3. The flat roofs of the extensions hereby permitted shall not be used as roof terraces.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 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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**John Connolly**  
**Member of An Bord Pleanála**  
**duly authorised to authenticate**  
**the seal of the Board.**

**Dated this            day of            2020.**