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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1437/19**

**Appeal** by Odhran McCarthy and Moira Cuffe care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 12<sup>th</sup> day of September, 2019 by Dublin City Council to grant subject to conditions a permission to Leticia and Sean O'Sullivan care of Brennan Furlong Architects of 129 North Strand Road, North Strand, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of the existing single storey, non-habitable dwelling along with all associated landscaping and site works at 14 Seaview Avenue North, Clontarf, 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 provisions of the Dublin City Development Plan 2016-2022, the existing pattern of development in the area, 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 amenities of neighbouring properties or of the area. 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 managed in accordance with a Demolition Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended demolition practice for the development, including hours of working, noise management measures and off-site disposal of demolition waste.

**Reason:** In the interests of public safety and residential amenity.

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

**Dated this            day of            2020.**