



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 3667/19

Appeal by PIM Investments Limited care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 25th day of September, 2019 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Construction of a roof garden (11 square metres) with a sunroom (21 square metres) to provide amenity open space for Apartment number 2. The roof garden will be enclosed by an opaque glass balustrade (1.8 metres) and the roof garden and sunroom will be accessed by a new internal stairs from Apartment 2, all at Apartment 2, Unit 3, Parnell Court, 1 Granby Row, Dublin (Protected Structure).

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 objective of the Dublin City Development Plan 2016-2022 to promote high quality apartment developments within the city, 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 constitute an appropriate development at this location, would be acceptable in design, form and scale and would not adversely impact on the character or setting of the Protected Structure. 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 the 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. All works to the Protected Structure, shall be carried out under the supervision of a qualified professional with specialised conservation expertise.

Reason: To ensure that the proposed works are carried out in accordance with best conservation practice.

3. The side elevations of the proposed sunroom and the proposed roof terrace hereby permitted, shall be permanently maintained in opaque glazing.

Reason: In the interest of residential amenity.

4. 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.

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 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.

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

Dated this day of 2020.