



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1478/19

Appeal by Patrick and Louise Daly of 19 Bulfin Gardens, Inchicore, Dublin against the decision made on the 30th day of September, 2019 by Dublin City Council to grant subject to conditions a permission to Phil Dickinson care of JB Planning and Design of 47 The Rowan, Rockfield, Dundrum, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Construction of a two-storey extension to the rear accommodating a ground floor living room and first floor bedroom, provision of two number Velux type rooflights in the existing pitched roof to the rear and construction of a new vehicular entrance with front boundary alterations and footpath dishing to the front of the existing property, all at 18 Bulfin Gardens, Inchicore, 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 on serviced urban lands, to the policy and objective provisions set out in the Dublin City Development Plan 2016-2022 in respect of residential development, to the nature, scale and design of the proposed development, and to the pattern of existing and permitted 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 or of property in the vicinity and would be acceptable in terms of traffic and pedestrian 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, 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 amended as follows:

The extension at first floor level shall be set back by 0.5 metres so that the extension at first floor level extends no more than 3.5 metres from the rear building line. Drawings and details showing compliance with this condition shall be submitted and agreed in writing with the planning authority prior to commencement of development.

Reason: To comply with development plan standards and in the interest of residential amenity.

3. The following requirements of the planning authority shall be complied with:

- (a) The driveway entrance shall be at least 2.5 metres or at most 3.6 metres in width.
- (b) The footpath and kerb shall be dished and the new entrance provided in accordance with the requirements of the planning authority.
- (c) All costs incurred by the planning authority, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.
- (d) The developer shall be obliged to comply with the requirements set out in the Code of Practise.

Reason: In the interest of orderly development.

4. Details of the materials, colours and textures of all the external finishes and boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. 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/or wastewater connection agreement(s) with Irish Water, prior to commencement of development.

Reason: In the interest of public health.

7. All public service cables for the development, including electrical and telecommunications cables, shall be located underground throughout the site.

Reason: In the interest of visual amenity.

8. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Monday to Fridays, 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 adjoining property in the vicinity.

9. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best Practice Guidelines on the Preparation of Waste Management Plans for Construction and Demolition Projects”, published by the Department of the Environment, Heritage and Local Government in July 2006.

Reason: In the interest of sustainable waste management.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2020.