



An  
Bord  
Pleanála

**Board Order**  
**ABP-306586-20**

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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4409/19**

**Appeal** by Kevin Cahill and Susanna Frost care of Hamilton Young Architects of 23 Frederick Street South, Dublin against the decision made on the 9<sup>th</sup> day of January, 2020 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** (a) Single storey extension at ground floor level to the rear, including removing window to rear reception room and return and forming new opening, (b) removing window to lower floor rear room and fitting new French doors, (c) demolishing existing unstable chimney to rear return and inserting a new window to the rear return at first floor level, (d) forming a light well/adequate headroom between first floor return bedroom and new extension, (e) repointing of the brickwork to the main building rear and the rear return structure, all at 125 South Circular Road, 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 location of the site in an established residential area and its zoning for residential purposes, to the nature, form, scale and design 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, would not adversely affect the features of special interest, architectural character and setting of number 125 South Circular Road which is included on the record of protected structures, and would be acceptable in terms of pedestrian and traffic 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, as amended by the further plans and particulars received by An Bord Pleanála on the 5<sup>th</sup> day of February, 2020, 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. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

3. The proposed works to the existing historic fabric of the dwelling shall be carried out under the direction of an architect with specialist expertise in historic building conservation and in accordance with best conservation practice as recommended in the Architectural Heritage Protection Guidelines for Planning Authorities issued by The Department of the Arts, Heritage and the Gaeltacht in 2011. A conservation method statement appropriate for the works to the existing historic fabric of the dwelling shall be submitted to, and agreed in writing with, the planning authority prior to commencement.

**Reason:** In the interest of clarity, and to ensure the protection of the historic fabric, character, integrity and special interest of features within the curtilage of the site.

4. 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.

5. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays inclusive, 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 property in the vicinity.

6. All public service cables associated with the proposed development including electrical, telecommunications shall be located underground throughout the site.

**Reason:** In the interest of visual amenity.

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**Paul Hyde**

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

**Dated this            day of            2020**