



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB 1209/20

Appeal by Willie Costello care of KPMG Future Analytics of 1 Stokes Place, Saint Stephen's Green, Dublin and by Deirdre and Des McIlroy care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 23rd day of October, 2020 by Dublin City Council to grant subject to conditions a permission to Garret Molloy care of Adrian Hill Architects of 15 The Seapoint Building, 44/45 Clontarf Road, Clontarf, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: (A) Demolition of (i) existing single storey side garages, (ii) single storey rear extension, and (iii) removal of the sloped roof, north side chimney, and part of the existing rear return. (B) Construction of a part single, part two-storey extension to existing two-storey house consisting of (i) a two-storey pitched roof side extension to the east of the house, (ii) a single storey flat roof rear extension with associated two rooflights and solar panels to the north-west, and (iii) a two-storey plus attic pitched roof rear extension with associated dormer window, two rooflights, solar panels and screened first floor terrace to the north-west. (D) Construction of a new single storey pitched roof garage to the south of the house and external plant room,

(E) Widening of the existing entrance gateway from Howth Road and set back of the vehicular entrance with new electric gates, wing walls and pedestrian entrance. (F) All associated ancillary landscaping and site works, at Iona, 130 Howth 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 Z1 zoning designation of the area and to the nature and extent of the proposed works it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area and would, otherwise 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 on the 29th day of September, 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 external finishes of the proposed extension, including roof tiles/slates, shall be submitted to and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenities.

3. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenities.

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. The construction of the development shall be managed in accordance with a Construction 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 construction practice for the development, including noise management measures and off-site disposal of construction/demolition waste. It shall include the Method Statement as submitted with the Arboriculture Report dated July 2020.

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

6. Site development and building works shall be carried out only between the hours of 0800 to 1900 hours 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.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

Dated this day of 2021.