



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1651/20

Appeal by Brenda Farrell care of Marchitecture of 97A Killarney Heights, Bray, County Wicklow against the decision made on the 23rd day of November, 2020 by Dublin City Council to grant subject to conditions a permission to the said Brenda Farrell in accordance with plans and particulars lodged with the said Council:

Proposed Development: The development will consist of a new EV charging point mounted to the front wall of the existing house, enlargement of the existing front bedroom window, raising the height of the roof and parapet of the existing rear extension by 200 millimetres, a new rear extension with flat roof and rooflight at first floor level, two new rooflights to the existing front roof slope, internal alterations and ancillary site works at 5 Richmond Mews, 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 and to its limited nature, scale and layout the Board considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the visual and residential amenities of properties in the area. The proposed development would, therefore, be in accordance with the Z2 'Residential Neighbourhoods (Conservation Areas)' zoning objective of the Dublin City Council Development Plan 2016-22 and 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.

Reason: In the interest of clarity.

2. Water supply and drainage arrangements, including the 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.

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 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.



Paul Hyde

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

Dated this 28th day of April 2021