

An
Bord
Pleanála

Board Order
ABP-309960-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2123/21

Appeal by Joseph Wood care of Fitzpatrick and Mays Architects of 71 South Circular Road, Dublin against the decision made on the 22nd day of March, 2021 by Dublin City Council to grant subject to conditions a permission to Anne Downey care of Declan J. Kirwan of Priesttown, Dunleer, County Louth in accordance with plans and particulars lodged with the said Council.

Proposed Development: A single storey extension to the rear of the existing two-storey semi-detached dwellinghouse to include a bedroom and en-suite. The replacement of the existing lean-to roof over the single storey rear annex with a new flat roof and all ancillary site works and services. All at 18 Vernon Street, 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 site's location on serviced urban lands and the policy and objective provisions set out in the Dublin City Development Plan 2016-2022 in respect of residential development, the nature, scale and design of the proposed development and 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. 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 proposed development shall be amended as follows:

The external height of the proposed new bedroom extension shall be reduced to 2.750 metres. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity.



3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, as amended, no further structures or patios shall be erected and no alteration in site levels shall take place within the overall site without the benefit of a separate grant of planning permission.

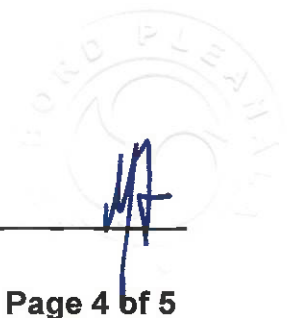
Reason: To protect the residential amenities of adjoining properties and to allow the planning authority to assess the impact of any such development through the statutory planning process.

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. The site and building works required to implement the development shall be carried out only between the hours of 0800 to 1800 Mondays 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.

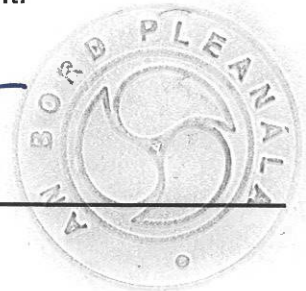


6. Construction and demolition waste shall be managed in accordance with a construction waste and demolition management plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall be prepared in accordance with the “Best 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. The plan shall include details of waste to be generated during site clearance and construction phases, and details of the methods and locations to be employed for the prevention, minimisation, recovery and disposal of this material in accordance with the provision of the Waste Management Plan for the Region in which the site is situated.

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 *17th* day of *August* 2021.