

An  
Bord  
Pleanála

Board Order  
ABP-310488-21

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1300/21**

**Appeal** by Vicky and Norah Price of 62 Terenure Road West, Dublin against the decision made on the 18<sup>th</sup> day of May, 2021 by Dublin City Council to grant subject to conditions a permission to Cora Murphy care of Hughes Planning And Development of 85 Merrion Square, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Demolition of the existing single storey gate lodge structure and construction of one number detached, five bedroom, two-storey dwelling with dormer attic level over partial basement and part single, part two-storey extension to the rear. The development also proposes one number dormer window to attic dormer level to the rear elevation, one number juliet balcony at first floor level to the rear elevation, single storey canopy/covered terrace area to rear, provision of three number rooflights (two number to the rear single storey extension and one number to rear roof). The proposed development will be accessed from Terenure Road West via one number new vehicular entrance and one number new pedestrian entrance and provides for four car parking spaces (three number at surface level and one number car space within the proposed single storey garage attached to the main

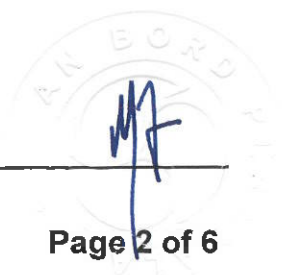
dwelling). The proposal also includes boundary treatments (including new front boundary wall and railings), landscaping works including two number courtyard areas and front and back gardens, and all ancillary site and engineering works necessary to facilitate the development, all at 64-66 Terenure Road West, Terenure, 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 land use zoning designation of the site in the Dublin City Development Plan 2016 to 2022 which seeks to protect and improve the residential amenity of the area, the pattern of residential development on Terenure Road West, the nature, scale and design of the proposed development, and the relatively large application site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the pattern of development in the area and would not seriously injure the amenity of adjoining residential property by reason of overlooking or overshadowing. 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 east and west facing windows at first floor level serving the master bedroom shall be fitted with obscure glazing and maintained as such permanently.

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

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works.

**Reason:** In the interest of public health.

4. The developer shall enter into water supply and wastewater connection agreements with Irish Water.

**Reason:** In the interest of public health.

5. The external finishes of 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.

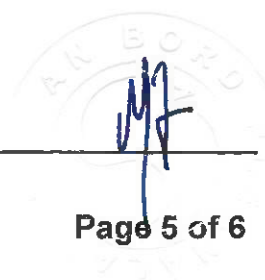
6. Site development and building works shall be carried only out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

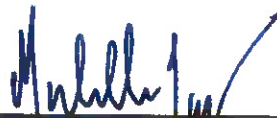
7. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including, noise management measures and off-site disposal of construction/demolition waste.

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

8. 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.



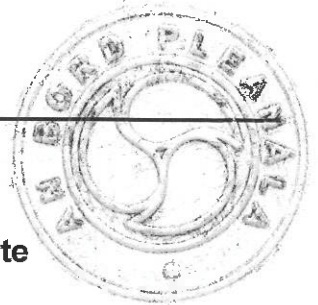
**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate  
the seal of the Board.



Dated this 14<sup>th</sup> day of December 2021.