

An  
Bord  
Pleanála

Board Order  
ABP-310795-21

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2631/21**

**Appeal** by Fiona Fahy care of Francis J. Moran of 90 The Rise, Mount Merrion, Blackrock, County Dublin against the decision made on the 14<sup>th</sup> day of June, 2021 by Dublin City Council to grant subject to conditions a permission to Michael Doyle care of Jason Walsh of 12 Ard Mor Crescent, Fortunestown, Tallaght, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Construction of a part single storey, part two-storey extension to the rear and incorporating the raising of the roof ridge line, conversion of the attic space with dormer extension to the rear, installation of velux rooflights to the front roof slope and all associated site works at 7 Harty Place, Dublin.

*CMG*

## **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 zoning objective for the site, Z1: "To protect, provide and improve residential amenities", as set out in the Dublin City Development Plan 2016-2022, and to the nature and extent of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not have a negative visual impact on the character of the area and would not seriously injure the existing residential amenities of the area. 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 development hereby permitted shall be amended as follows.

The width of the ground and first floors to the rear extension, adjoining number 8 Harty Place, shall be reduced by one metre.

Revised plans and particulars showing compliance with this amendment shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

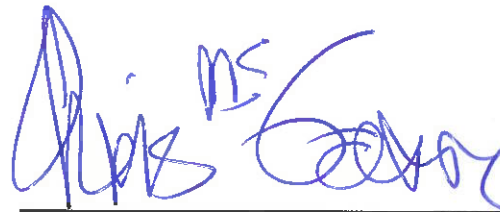
**Reason:** In the interest of residential amenity.

3. 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.

4. 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.



**Chris McGarry**

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



Dated this 9<sup>th</sup> day of November 2021.