

An  
Bord  
Pleanála

**Board Order**  
**ABP-313684-22**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1210/22**

**Appeal** by Roisin Curley care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 4<sup>th</sup> day of May, 2022 by Dublin City Council to refuse permission.

**Proposed Development:** Retention of a single storey domestic extension to the rear of the main house and including a skylight extending to a height of 5.22 metres. Retention permission is also sought for a window and glazed door with glazed side panel facing the northern site boundary at ground floor level, all at 3 Gilford Avenue, Sandymount, Dublin.

## Decision

**GRANT permission for the above development based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the Z1 zoning objective of the area as indicated in the Dublin City Development Plan 2022-2028, and also having regard to the design, layout and scale of the development proposed to be retained and the pattern of development in the area, it is considered that, subject to compliance with conditions set out below, the development proposed to be retained would not seriously injure the visual amenities of the area or residential amenities of property in the vicinity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. 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 and surface water management.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.


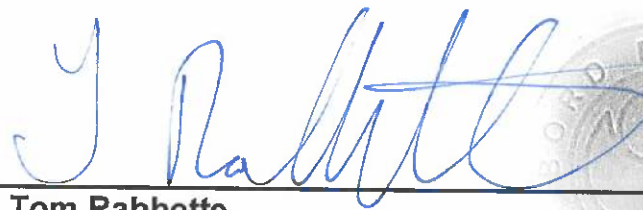
**Reason:** In order to safeguard the amenities of property in the vicinity.

4. All necessary measures be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.

5. 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 within three months of the date of this Order 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.



**Tom Rabbette**

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

Dated this 12<sup>th</sup> day of July 2023.