



An  
Bord  
Pleanála

Board Order  
ABP-314538-22

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4208/22**

**Appeal** by Phelim Davey care of Ceardean Architects of D8 Studios, 9 Dolphin's Barn, Dublin against the decision made on the 8<sup>th</sup> day of August, 2022 by Dublin City Council to refuse permission.

**Proposed Development:** Demolition of existing established single storey residential unit and the construction of two-storey dwelling with amended landscaping and associated site works at Rear of 58 St. Alphonsus Road (with frontage onto St. Brigid's Road), Drumcondra, Dublin.

## **Decision**

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



## Reasons and Considerations

Having regard to the pattern of development in the area and its residential zoning under the Dublin City Development Plan 2022-2028, and to the standards for the development of corner/side gardens and backland development as set out in section 15.13.3 and 15.13.4 of the development plan, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the character of the area or the amenities of property in the vicinity, would provide an adequate standard of residential amenity for future occupiers, and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by An Bord Pleanála on the 5<sup>th</sup> day of September, 2022, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

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



2. Prior to commencement of any works on site, the developer shall submit for the written agreement of the planning authority revised plans, sections and elevations at an appropriate scale which show the following:
- (a) The proposed zinc finish at first-floor level omitted and replaced with a brick finish of differing colour to that proposed at ground floor level.
  - (b) An additional window, of appropriate size, in the southern elevation at ground and first-floor level to hallway/stairs and kitchen area.
  - (c) Exact details of proposed boundary treatments.

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

3. The proposed dwelling shall not be occupied until the existing vehicular entrance onto St. Brigid's Road is permanently closed and the roadside boundary reinstated.

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

4. 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 shall 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.



5. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

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

6. 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.

7. Prior to commencement of development, the developer shall enter into a water and wastewater connection agreement with Uisce Éireann (formerly Irish Water).

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

8. The developer shall comply with all requirements of the planning authority in relation to transport and traffic matters.

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

9. The construction of the proposed 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 proposed development, including noise management measures, machinery storage, and off-site disposal of construction/demolition waste.

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



10. 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.



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**Joe Boland**

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

Dated this 29<sup>TH</sup> day of June 2023.