



An
Bord
Pleanála

Board Order ABP-315250-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4930/22

Appeal by Weihui Li of 75 Terenure Road North, Terenure, Dublin against the decision made on the 21st day of November, 2022 by Dublin City Council to grant subject to conditions a permission to Dublin Hebrew Congregation care of DDA Architects Limited of 62 Brighton Square, Rathgar, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing rear single storey synagogue (89.8 square metres) and external WC accommodation (13.6 square metres) and construction of a new single storey synagogue (149.8 square metres) with a sedum roof, four roof lights and a glass canopy, internal alterations within the existing two-storey office building to the front, provision of a new single storey porch (4.6 square metres), relocated pedestrian entrance from Rathmore Villas and all associated site works, all at 77 Terenure Road North, 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.

Reasons and Considerations

Having regard to the design, layout and scale of the proposed development, and the existing site context, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual and residential amenities of streets/properties in the area, would not detract from the character and integrity of the conservation area which it abuts, and would be acceptable in terms of access/parking provision. The proposed development would be in accordance with the Z1 zoning objective of the Dublin City Development Plan 2022-2028 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 proposed 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:

- (a) The height of the northern boundary wall of the proposed stores shall be reduced to match the height of the existing common boundary wall with number 75 Terenure Road North.
- (b) A minimum of five number Sheffield-style parking spaces shall be provided to the rear of the site.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity and to ensure that adequate parking facilities are permanently available to serve the proposed development.

3. Prior to commencement of development, details of the materials, colours and textures of all external finishes, including samples, shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of orderly development and the visual amenities of the area.

4. Gates to the pedestrian access shall be inward opening.

Reason: In the interest of pedestrian safety.



5. No additional development shall take place above roof parapet level, including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment, unless authorised by a further grant of planning permission.

Reason: To protect the residential amenities of property in the vicinity and the visual amenities of the area.

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.

7. 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 hours of working, noise management measures and off-site disposal of construction/demolition waste.

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

8. Site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and, if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.



9. No part of the proposed development shall oversail the application site boundaries.

Reason: In the interest of clarity.

A handwritten signature in blue ink is written over a circular official seal. The seal contains the text 'AN BORD PLEANÁLA' around the perimeter and a central emblem. A horizontal line is drawn below the signature and seal.

Joe Boland

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this *24th* day of *November* 2023.