



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 1368/23

Appeal by Kathleen Deegan and Others of 25 Valentia Road, Dublin against the decision made on the 8th day of September, 2023 by Dublin City Council to grant permission, subject to conditions, to Brian and Jane O'Shaughnessy care of Dermot Bannon Architects of 3 The Seapoint Building, 44/45 Clontarf Road, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Planning permission for development consisting of (a) two-storey extension to side; (b) one and two-storey extensions to rear; (c) new window and rooflight to front of existing dwelling; (d) outbuilding to rear; (e) widening of existing vehicular entrance; and (f) internal modifications to existing two-storey semi-detached dwelling and all associated site works at 23 Valentia Road, Drumcondra, 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

The proposed development complies with the provisions of the Dublin City Development Plan 2022-2028, is in keeping with the scale and pattern of development of the area and is acceptable from a visual and design perspective. It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential and visual 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, as amended by the further plans and particulars received by the planning authority on the 14th day of August 2023 and by An Bord Pleanála on the 3rd day of November 2023, 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. No part of the flat roof of the rear extension shall be used as a balcony, terrace or private amenity area.

Reason: In the interest of residential amenity.

3. Water supply and drainage arrangements, including the 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 to ensure a proper standard of development.

4. The vehicular entrance shall have a maximum width of three metres and shall be in accordance with the detailed standards and requirements of the planning authority for such works.

Reason: In the interest of amenity and of traffic and pedestrian safety.

5. The extended house shall be used as a single dwelling unit.

Reason: In the interest of clarity.

6. All necessary measures shall 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.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between the hours of 0900 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 amenities of property in the vicinity.

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.



Stephen Brophy

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

Dated this 24th day of June 2024.