



An
Bord
Pleanála

Board Order
ABP-319405-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3012/24

Appeal by Gerald and Paula Haskins of 247 Mount Prospect Avenue, Clontarf, County against the decision made on the 29th day of February, 2024 by Dublin City Council to grant, subject to conditions, a permission to Stephen and Deirdre Feeley care of DMVF Architects of 276-278 Lower Rathmines Road, Rathmines, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of the single-storey extensions to the side and rear (76 square metres) of the existing two-storey semi-detached house including the demolition of the existing chimney to the side and the subsequent construction of a new part two-storey, part single-storey extension (248 square metres) to the side and rear of the existing house including a canopy to the rear; internal modifications to existing layouts; alterations to the existing front (northeast) elevation to include new gable roof over bay window, modification to existing front door and first floor window above, new porch over front door above new ramped access, and alterations to the rear (southwest) elevation to include modification of first floor windows; widening of front vehicular entrance at Mount Prospect Avenue, removal of infill blockwork and widening of the existing side vehicular entrance at Baymount Park for a

new gate, new pedestrian entrance and gate to side from Baymount Park;
new Velux windows on rear roof; general restoration and decoration works;
new drainage and all associated site works, all at 245 Mount Prospect
Avenue, Clontarf, 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 provisions of the Dublin City Development Plan 2022-2028 and the layout, location, nature, and scale of the proposed extension, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would comply with the provisions of the development plan. 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. 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. The development shall comply with the transportation requirements of the planning authority with regard to vehicle entrance widths, inward opening gates, dishing of kerbs/footpaths, and retention of street trees, and compliance with the Code of Practice.

Reason: In the interest of pedestrian and traffic safety.

4. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 hours 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.

5. 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 all

MT

intended construction practice for the proposed development, including noise management measures and off-site disposal of construction/demolition waste.

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

6. 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 the 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 the Board 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.



Mary Henchy

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

Dated this 5th day of September 2024.