



An
Bord
Pleanála

Board Order
ABP-319836-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1259/24

Appeal by William Fred Jones care of JFOC Architects Limited of 3/4 Greenmount House, Greenmount Office Park, Harold's Cross, Dublin against the decision made on the 1st day of May, 2024 by Dublin City Council to grant subject to conditions a permission to Vincent Smith care of Pamela Byrne of 67 Finn Eber Fort, Finglas, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a two-storey extension to the rear, single storey porch extension to the front and reinstatement of front boundary walls with new vehicular entrance onto Dean Swift Road at 108 Dean Swift Road, Glasnevin, 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, including the Z1 zoning objective for the site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of design and scale, would not detract from the character of the house and the area, and 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 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. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

P.C.

3. 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.

4. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

5. All necessary measures shall be taken by the developer 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.

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6. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 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 residential amenities of property in the vicinity.


Patricia Calleary

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



Dated this 14 day of January 2025