



An
Bord
Pleanála

Inspector's Report 306123-19

Development	Demolition of outhouses & construction of dwelling with roof terrace
Location	Rear of No. 42 Whitworth Road, D9
Planning Authority	Dublin City Council
Planning Authority Reg. Ref.	4039/19
Applicant(s)	Leon Co-ownership
Type of Application	Permission
Planning Authority Decision	Refuse Permission
Type of Appeal	First Party
Appellant(s)	Leon Co-ownership
Observer(s)	Mary Nolan; Leo O'Connor; Shane O'Neill & Nora Byrne; Anthea Seager & Robert Giles; Fionnuala Delhomme, Eoin O'Neill & Esther McCarthy; Jean Kennedy
Date of Site Inspection	12 th February 2020

Inspector

Louise Treacy

1.0 Site Location and Description

- 1.1. The subject site has a stated area of 102.5 m² and comprises the rear garden of No. 42 Whitworth Road, Dublin 9. The existing property is a two-storey, end-of-terrace dwelling, with a garden to the front and rear.
- 1.2. The site is bounded by St. Columba's Road Lower to the east, a single-storey garage structure located on the shared boundary with the adjoining dwelling at No. 43 Whitworth Road to the west and by a vehicular laneway to the north. The gable end of No. 2 St. Columba's Road Lower, a two-storey end-of-terrace dwelling, is located on the opposite side of this laneway and fronts onto the northern boundary of the subject site.

2.0 Proposed Development

- 2.1. The proposed development comprises the demolition of the existing single-storey stores/outhouses attached to the rear of the existing dwelling and the construction of a 2-storey, 2-bedroom dwelling (82 m²) with balcony at first floor level on St. Columba's Road Lower and private roof terrace with screening to the rear of the garden, with pedestrian entrance accessed off St. Columba's Road Lower; the replacement of the existing boundary wall along St. Columba's Road Lower; bin store to service lane; and, all associated site development works.
- 2.2. The 2 no. bedrooms are arranged across the ground floor of the property, with a living room, kitchen and study proposed at the first-floor level. The dwelling is accessed directly off St. Columba's Road Lower via a sliding door which encloses an internal bicycle storage area. An enclosed bin store is also proposed at the ground floor level which is accessed via the laneway at the rear of the site.
- 2.3. High level windows are proposed to the 2 no. bedrooms at the ground floor level and to the kitchen and southern elevation of the living room at the first-floor level.
- 2.4. While the planning application red line boundary as illustrated on the Proposed Site Plan (Drawing No. P-02) includes the entire rear garden of No. 42 Whitworth Road, the development site is restricted to the footprint of the proposed dwelling, with the remaining rear garden area retained as private open space for the existing dwelling.

3.0 Planning Authority Decision

3.1. Decision

- 3.1.1. Notification of the Decision to Refuse Planning Permission issued on 14th November 2019 for 2 no reasons relating to: (1) the excessive height, bulk and proximity of the development to the eastern site boundary, which would be highly prominent and visually obtrusive, and (2) the overdevelopment of the site, with inadequate private open space and residential amenity for future occupiers.

3.2. Planning Authority Reports

3.2.1. Planning Reports

- 3.2.2. Basis of Planning Authority's decision. The Planning Officer had significant concerns in relation to the design, layout and appearance of the proposed dwelling. It was considered that the proposed roof terrace increased the height and bulk of the dwelling, would be an incongruous addition to the street and would detract from the visual amenity of the area.

- 3.2.3. The proposed private open space was also noted to be below the minimum requirement, with the roof terrace deemed unacceptable in terms of potential noise and nuisance impacts to neighbouring occupiers.

3.2.4. Other Technical Reports

- 3.2.5. **Transportation Planning Division:** No objection to the proposed development subject to conditions.

- 3.2.6. **Engineering Department Drainage Division:** No objection to the proposed development subject to conditions, including the requirement to undertake a Flood Risk Assessment of the proposed development.

3.3. Prescribed Bodies

- 3.3.1. **Transport Infrastructure Ireland:** In the event planning permission is granted, recommendation that a S. 49 Development Contribution levy be attached (if applicable).

- 3.3.2. **Irish Water:** None received.

3.3.3. **Irish Rail:** None received.

3.3.4. **National Transport Authority:** None received.

3.4. **Third Party Observations**

3.4.1. A total of 10 no. third party objections were made on this application, the grounds of which include: (1) visual impact on established character of the area; (2) over-concentration of rental properties in the area; (3) noise; (4) disturbance and privacy impacts of the proposed roof terrace; (5) inadequate open space; (6) impact on residential amenities; (7) overlooking; (8) loss of light; (9) overhanging of the public footpath; (10) inappropriate materials; (11) non-compliance with development plan standards; (12) overshadowing; (13) excessive height; (14) restricted access to adjoining laneway; (15) increased car parking requirements in the area; (16) inappropriate use of high-level windows; (17) impact on garage structure along the shared boundary wall; and, (18) inappropriate use of materials.

4.0 **Planning History**

4.1. **Planning Authority Reg. Ref. 3212/19:** Planning permission refused on 2nd August 2019 for a 2-storey dwelling/apartment (82 m²) to the rear of No. 42 Whitworth Road with pedestrian entrance from St. Columba's Road Lower, replacement of existing boundary wall along St. Columba's Road Lower and all associated site development works.

4.2. Planning permission was refused for 1 no. reason on the basis that the development would represent a substandard form of development due to inadequate private open space provision and the overdevelopment of the site.

4.3. The design of this development largely reflects that which is proposed under the current application. This proposal did not include a roof terrace, with the only private open space serving the proposed dwelling comprising a balcony at the first-floor level, which partially oversailed the public footpath on St. Columba's Road Lower.

5.0 Policy and Context

5.1. Dublin City Development Plan 2016-2022

5.2. Zoning

- 5.2.1. The site is subject to land use zoning 'Z1' (Sustainable Residential Neighbourhoods) which has the objective "to protect, provide and improve residential amenities". Residential development is a permissible use under this zoning objective.

5.3. Housing

- 5.3.1. The housing policies of Dublin City Council are contained in Chapter 5 of the development plan. Those policies which are directly relevant to this appeal case are identified below.
- 5.3.2. **Policy QH1:** To have regard to the DEHLG Guidelines on 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007), 'Delivering Homes Sustaining Communities – Statement on Housing Policy' (2007), 'Sustainable Urban Housing: Design Standards for New Apartments' (2015) and 'Sustainable Residential Development in Urban Areas' and the accompanying 'Urban Design Manual: A Best Practice Guide' (2009).
- 5.3.3. The target gross floor area for a 2-storey, 2-bedroom/4-person house under the 'Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities' (2007) is 80 m².
- 5.3.4. **Policy QH7:** To promote residential development at sustainable urban densities throughout the city in accordance with the core strategy, having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area.
- 5.3.5. **Policy QH8:** To promote the sustainable development of vacant or under-utilised infill sites and to favourably consider higher density proposals which respect the design of the surrounding development and the character of the area.
- 5.3.6. **Policy QH21:** To ensure that new houses provide for the needs of family accommodation with a satisfactory level of residential amenity, in accordance with the standards for residential accommodation.

5.3.7. **Policy QH22:** To ensure that new housing development close to existing houses has regard to the character and scale of the existing houses unless there are strong design reasons for doing otherwise.

5.4. **Residential Quality Standards**

5.4.1. **Infill Housing:** In general, such housing should comply with all relevant development plan standards for residential development; however, in certain limited circumstances, the planning authority may relax the normal planning standards in the interest of ensuring that vacant, derelict and under-utilised land in the inner and outer city is developed.

5.4.2. Infill housing should: (1) have regard to the existing character of the street by paying attention to the established building line, proportion, heights, parapet levels and materials of surrounding buildings; (2) comply with the appropriate minimum habitable room sizes; and, (3) have a safe means of access to and egress from the site which does not result in the creation of a traffic hazard.

5.4.3. **Private Open Space:** Private open space for houses is usually provided by way of private gardens to the rear or side of a house. A minimum standard of 10 m² of private open space per bedspace will normally be applied, with up to 60-70 m² of rear garden area sufficient for houses in the city.

5.4.4. **Car parking:** The subject site is located within Area 2 of the city with respect to car parking standards. A maximum requirement of 1 no. space per residential dwelling applies in this area.

5.5. **National Planning Framework (NPF)**

5.5.1. The NPF sets out objectives which aim to secure more compact and sustainable growth patterns in urban areas in the period to 2040.

5.5.2. **National Policy Objective 3b** seeks to deliver at least 50% of all new homes targeted in the five cities and suburbs of Dublin, Cork, Limerick, Galway and Waterford, within their existing built-up footprints.

5.6. **Natural Heritage Designations**

5.6.1. None.

5.7. EIA Screening

- 5.7.1. Having regard to the nature and scale of the proposed development, comprising 1 no. residential dwelling in an established residential area, there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environment impact assessment can, therefore, be excluded at preliminary examination and a screening determination is not required.

6.0 The Appeal

6.1. Grounds of Appeal

- 6.1.1. An appeal was lodged by John Spain Associates on behalf of the applicant on 11th December 2019, the grounds of which can be summarised as follows:
- The proposed development complies with the objectives of the National Planning Framework, the Regional Spatial and Economic Strategy and the Guidelines for Planning Authorities on Sustainable Residential Development in Urban Areas regarding compact growth and increased residential densities in urban settlements;
 - The development will assist in meeting Dublin City Council's housing targets and will provide much needed housing in this area;
 - The subject site is located on the edge of the inner city and as such, a standard of 5-8 m² of private open space should apply, with 32 m² and 45.6 m² deemed appropriate for the proposed and existing dwellings respectively;
 - The proposed development is in keeping with the style, building line, materials and character of the area and successfully integrates with the existing streetscape;
 - The proposed development addresses the previous refusal reason in relation to application reg. ref. 3212/19 which related to inadequate private open space provision, by providing a balcony of 5 m² at the first-floor level and a roof terrace of 27 m², which is screened to prevent overlooking;

6.1.2. The appeal submission includes amended drawings which have been provided in order to address the planning authority's refusal reasons. The amendments which have been made to the proposed development are as follows:

(1) opaque glass screens in place of the proposed cladding at roof level to reduce the height/bulk and visual impact of the building;

(2) an additional ground floor level window to bedroom no. 2 fronting onto St. Columba's Road Lower to increase the daylight received in this room;

(3) The relocation of the bin store from the north-eastern corner to the north-western corner of the building at ground floor level and the repositioning of its access door fronting onto the rear laneway;

6.1.3. The appeal includes a Light Assessment of the ground floor bedrooms (as amended) as prepared by Chris Shackelton Consulting. This assessment concludes that the average daylight factor value is exceeded in both bedrooms. The assessment also notes that there is no requirement for sunlight in bedrooms under BRE guidance.

6.1.4. The appeal is also accompanied by a submission prepared by an acoustic consultant (AWN Consulting) which states that the level of use, occupancy, activity and noise levels within the roof terrace will be in line with those associated with an individual garden.

6.2. **Planning Authority Response**

6.2.1. A response was received from the planning authority on 13th January 2020. The changes which are proposed to the development by way of the applicant's appeal submission are noted. However, the planning authority considers that the substantive reason for the refusal of permission has not been addressed.

6.3. **Observations**

6.3.1. A total of 6 no. observations have been made on this appeal case. No new issues have been raised.

7.0 Assessment

7.1. I am satisfied that the main issues for consideration in this case include:

- Principle of the development;
- Height, bulk and scale of the development;
- Private open space;
- Residential amenity impacts;
- Impacts on shared boundary wall;
- Appropriate assessment;

7.2. Each of these issues is addressed in turn below.

7.3. Principle of the development

7.3.1. The applicant's appeal submission has amended the proposed development in order to address Dublin City Council's Notification of the Decision to Refuse Permission. The amendments include: (1) the provision of obscure glass screens to the roof terrace in place of the proposed cladding, (2) the inclusion of an additional ground floor level window in the eastern façade serving bedroom no. 2 and (3) the reconfiguration of the ground floor bin store.

7.3.2. In my opinion, these alterations do not constitute material amendments to the development as originally proposed and they have been taken into consideration as part of this assessment.

7.3.3. Residential development is a permissible use under the Z1 land use zoning objective which applies to the site. The proposed development complies with the target gross floor area for a 2-bedroom, 4-person, 2-storey house as identified under the Quality Housing for Sustainable Communities – Best Practice Guidelines for Delivering Homes Sustaining Communities (2007). As such, it is considered that the proposed development is acceptable in principle at this location, subject to its compliance with all other relevant development management criteria as discussed below.

7.4. Height, bulk and scale of the development

7.4.1. Reason no. 1 of Dublin City Council's Notification of the Decision to Refuse Permission states that the proposed development, by virtue of its excessive height

and bulk and immediate proximity to the eastern site boundary, would be highly prominent and visually obtrusive to the detriment of the amenities and character of the surrounding area, and as such, would be contrary to Sections 16.2.1 and 16.10.9 of the development plan.

- 7.4.2. The applicant submits that the current application seeks to overcome the previous refusal of permission for a 2-storey dwelling on the subject site (planning authority reg. ref. 3212/19) due to inadequate open space provision, by including private amenity space by way of a terrace at roof level. This roof terrace was largely enclosed by cladding as originally proposed at application stage.
- 7.4.3. In comparing the current application with the earlier proposal, Dublin City Council's Planning Officer considered that the proposed roof level cladding significantly affected the appearance of the dwelling and materially increased its height and bulk. The development was considered an incongruous addition to the street, which would detract from the visual amenities of the area, particularly where the dwelling abuts the pedestrian footpath and its full bulk and height would be exposed in north and southbound views. In seeking to address these concerns, the applicant's appeal submission has amended the development such that the roof level cladding has been replaced with obscure glass screens.
- 7.4.4. In considering the foregoing, I note that the proposed development has a height of 6.1 m to the top of the first-floor level. The building height is increased by the obscure glass screens and the stairwell enclosure at roof level, which have overall heights of 7.45 m and 8.05 m respectively. In my opinion, the replacement of the roof level cladding with obscure glass is a significant improvement to the building design. I consider that the screens comprise a lightweight addition which serve to reduce the bulk of the building and the perception of its overall height in street level views. In my opinion, this is supported by the photomontages of the amended development which are included with the first party appeal submission.
- 7.4.5. The proposed screens at roof level are set back by 0.875 m from the southern and eastern building façades. In my opinion, the setting back of the screens, the use of increased glazing at this level, and the setting back of the eastern building façade at first floor level to accommodate the proposed balcony, collectively serve to break up

the massing and bulk of the development, such that it would not comprise an unduly obtrusive addition to the streetscape at this location.

- 7.4.6. While reason no. 1 of the planning authority's Notification of the Decision to Refuse Permission refers to the proximity of the proposed development to the eastern site boundary, I note that the gable elevation of the existing dwelling at No. 42 Whitworth Road fronts directly onto the public footpath, while the gable elevation of No. St. Columba's Road Lower fronts directly onto the laneway which extends along the northern boundary of the application site. As such, it is considered that the orientation of the proposed development directly onto the public footpath would reflect the established pattern of development at this location and urban areas in general.
- 7.4.7. A review of the existing and proposed contextual elevation drawing which accompanies the appeal submission (Drawing No. P-06) confirms that the proposed development will remain subservient in height to No. 42 Whitworth Road and the neighbouring dwelling to the north at No. 2 St. Columba's Road Lower. This drawing also confirms that the roof level of the proposed development is generally in line with the eaves of both the existing dwellings.
- 7.4.8. On balance, it is considered that the proposed building height, bulk and scale would be reasonable in the context of an inner suburban, infill site. The proposed development comprises a two-storey dwelling in an established residential area of two-storey dwellings, and as such, the building height is considered acceptable at this location.
- 7.4.9. A number of the observers raise objections in relation to the building design and materials. While it is acknowledged that the building is modern in design, it is considered that the use of brick in the building façades will be sympathetic to the established character of the residential terraces in the vicinity of the application site. The details of the materials and finishes, including the replacement boundary wall onto St. Columba's Road Lower, can be agreed with the planning authority prior to the commencement of development. This matter can be addressed by way of planning condition in the event An Bord Pleanála grants planning permission for the development.

7.5. Private open space

- 7.5.1. Reason no. 2 of Dublin City Council's Notification of the Decision to Refuse Permission states, inter alia, that the proposed development constitutes the overdevelopment of a tight corner infill site, failing to provide an adequate level of private open space and residential amenity for future occupiers and would also give rise to noise disturbances for neighbouring occupiers, arising from the roof terrace.
- 7.5.2. The development plan requires that private open space be provided at a minimum rate of 10 m² per bedspace, with rear gardens of 60 – 70 m² sufficient for houses in the city. The proposed development includes 4 no. bedspaces, resulting in private open space requirement of 40 m².
- 7.5.3. Private open space of 32.1 m² is proposed to serve the dwelling, including a balcony of 5 m² at first-floor level and a roof terrace of 27.1 m² above. The applicant's agent confirms that 45.6 m² of the existing rear garden will be retained as private open space to serve No. 42 Whitworth Road. While floorplans of this property have not been included with the application, it is considered reasonable to assume that it accommodates a maximum of 4 - 5 bedspaces, resulting in a requirement of between 40-50 m² of private open space.
- 7.5.4. In considering the foregoing, it is acknowledged that the 32.1 m² of private open space which will serve the proposed dwelling is marginally below the minimum requirement of 40 m². However, the development plan policy in relation to infill development confirms that, in certain limited circumstances, normal planning standards may be relaxed to ensure that vacant, derelict and under-utilised land in the inner and outer city is developed. In this regard, I note that the subject site is located approx. 1.2 km from O'Connell Street and approx. 60 m north of the Royal Canal, which forms the northern boundary of the inner city and within which, a reduced private open space standard of 5-8 m² per bedspace applies. In my opinion, given the proximity of the site to the city centre and the modest size of the dwelling, the quantum of private open space which is proposed in this instance would provide future occupants with a reasonable level of residential amenity.
- 7.5.5. I note that the observers have also raised concerns in relation to noise and disturbance impacts which may arise from the proposed roof terrace. The applicant's appeal includes a statement from an acoustic consultant which states that sufficient

screening of the roof terrace is provided to ensure that noise levels are kept to acceptable levels, similar to a private residential garden.

- 7.5.6. Having considered the matter at hand, I agree that the proposed roof garden would not generate a significantly increased level of noise or disturbance impacts compared with a standard rear garden. As such, it is considered that the configuration of the private open space would be acceptable and would have no significant negative impact on the amenities of neighbouring properties.

7.6. Residential amenity impacts

- 7.6.1. The observers submit that the proposed development will have a negative impact on the residential amenities of existing properties by way of overlooking and overshadowing impacts. It is also submitted that the use of high-level windows in the proposed dwelling will have a negative impact on the residential amenity of future occupants.
- 7.6.2. I note that the proposed development will be set-back from the two-storey return and primary rear elevation of No. 42 Whitworth Road by 5.238 m and 9.661 m respectively. These separation distances are considered reasonable in the context of an inner suburban, infill site. I note that Dublin City Council's Planning Officer also considered the proximity of the proposed development to the existing dwelling to be acceptable.
- 7.6.3. The existing single-storey sheds and outhouses will be demolished, resulting in a blank façade to the 2-storey return. The southern elevation of the proposed dwelling has high-level windows at the ground and first floor levels fronting onto the rear of No. 42 Whitworth Road, with obscure glazing proposed to the first-floor balcony and roof terrace screens along this elevation. These design measures will remove the potential for overlooking of the existing dwelling and its remaining rear garden.
- 7.6.4. The northern elevation of the proposed development fronts onto the blank gable elevation of No. 2 St. Columba's Road Lower. Thus, no direct overlooking of this neighbouring property can occur. In addition, no windows are proposed in the western elevation fronting onto the neighbouring property at No. 43 Whitworth Road, while the eastern elevation of the building fronts onto the public street. Thus, it is considered that no undue overlooking of any neighbouring property would occur on foot of the proposed development.

- 7.6.5. In considering the potential for overshadowing to occur, I note that the proposed development is located to the north of No. 42 Whitworth Road and thus, no such impacts will arise. While there may be some limited overshadowing of the adjoining garden of No. 43 Whitworth Road during the early morning period, in my opinion, this is unlikely to cause any significant negative impact given the presence of a shed structure in the adjoining garden, which extends to a depth of 8.5 m along the boundary wall.
- 7.6.6. In considering the concerns which have been raised in relation to the use of high-level windows in the proposed development, I note that bedroom no. 1 will be served by 2 no. high level windows only. The applicant's appeal submission proposes a revised window arrangement to the ground floor eastern façade serving bedroom no. 2, in addition to 1 no. high-level window in the northern façade.
- 7.6.7. While it is noted that the Light Assessment which accompanies the appeal submission confirms that the average daylight factor is exceeded in both bedrooms, in my opinion, the revised window arrangement to bedroom no. 2 will improve the amenity value of this room. It is also considered that a similar amendment would improve the amenity value of bedroom no. 1. This matter can be addressed by way of condition in the event An Bord Pleanála grants planning permission in this instance. The first-floor kitchen is the only other room which is served by a high-level window, which is considered acceptable given that this room will not serve as a primary amenity space within the dwelling.

7.7. Impacts on shared boundary wall

- 7.7.1. The observers submit that the proposed development will have a negative impact on the garage structure which is located on the shared boundary with No. 43 Whitworth Road and will block light to an existing window in the eastern elevation of this structure.
- 7.7.2. I note that this is a civil matter and draw the Board's attention to Section 34(13) of the Planning and Development Act, 2000 (as amended) which states that a person shall not be entitled solely by reason of a permission under this section to carry out any development.

7.8. Appropriate assessment

- 7.8.1. Given that the development is proposed to be connected to the public water supply and drainage networks, and having regard to the nature and scale of the proposed development and its location relative to Natura 2000 sites, no appropriate assessment issues arise and it is not considered that the proposed development would be likely to have a significant effect, either individually or in combination with other plans or projects, on a European site.

8.0 Recommendation

- 8.1. I recommend that planning permission be granted subject to conditions.

9.0 Reasons and Considerations

- 9.1. Having regard to the site's location on serviced urban land, the residential land use zoning of the site, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

10.0 Conditions

1.	<p>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 An Bord Pleanála on 11th December 2019, 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 the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.</p> <p>Reason: In the interest of clarity.</p>
----	---

2.	<p>The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefitting 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 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.</p> <p>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.</p>
3.	<p>The developer shall pay to the planning authority a financial contribution in respect of Luas Cross City (St. Stephen's Green to Broombridge Line) in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under section 49 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.</p> <p>Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the</p>

	Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.
4.	<p>A revised window arrangement shall be provided to the ground floor eastern façade of the dwelling serving bedroom no. 1. This window shall reflect that proposed to bedroom no. 2 under the details and particulars submitted to An Bord Pleanála on 11th December 2019.</p> <p>Reason: In the interests of residential amenity.</p>
5.	<p>Details of the materials, colours and textures of all external finishes to the proposed dwelling and the replacement boundary wall onto St. Columba's Road Lower, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.</p> <p>Reason: In the interest of visual amenity.</p>
6.	<p>A naming/numbering scheme for the dwelling shall be submitted to and agreed in writing with the planning authority prior to the occupation of the dwelling.</p> <p>Reason: in the interest of orderly street numbering.</p>
7.	<p>Prior to the commencement of development, the developer shall enter into water and/or wastewater connection agreement(s) with Irish Water.</p> <p>Reason: In the interest of public health.</p>
8.	<p>(a) 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.</p> <p>(b) The developer shall ensure that an appropriate Flood Risk Assessment, in accordance with OPW Guidelines and the Dublin City Development Plan 2016-2022 Strategic Flood Risk Assessment, is carried out for the proposed development.</p> <p>Reason: In the interest of public health.</p>
9.	<p>Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from</p>

	<p>these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.</p> <p>Reason: In order to safeguard the residential amenities of property in the vicinity.</p>
10.	<p>The construction of the 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 the commencement of development. This plan shall provide details of intended construction practice for the development, including hours of working, noise management measures and off-site disposal of construction/demolition waste.</p> <p>Reason: In the interests of public safety and residential amenity.</p>

Louise Treacy
 Planning Inspector

12th March 2020