



An
Bord
Pleanála

Board Order
ABP-319767-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3290/24

Appeal by Jane McKeever of 19 Arran Road, Drumcondra, Dublin against the decision made on the 23rd day of April 2024, by Dublin City Council to grant subject to conditions a permission to Concepta Drew care of Michael O'Driscoll of 53/54 George's Street Lower, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of alterations to approved planning permission (planning register reference number 3708/17) to include change of roof design to rear providing a gable with raked façade and soffit, and the addition of a window to the attic to partially complete a new dwelling at 20 Achill 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

Having regard to the nature, scale, location and design of the development to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would comply with the zoning objective for the site, as set out in the Dublin City Council Development Plan 2022-2028, would not seriously injure the visual or residential amenity of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained 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 within three months from the date of this Order and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The disposal of surface water, foul sewage, trade effluent and soiled water shall be in accordance with the requirements of the planning authority.

Reason: In the interest of public health.

HOE

3. Manufactured opaque or frosted glass shall be installed and permanently maintained on the window of the attic as indicated on Drawing number 2220/103 lodged with the application on the 28th day of February 2024. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.


Marie O'Connor

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



Dated this 15 day of January 2025.