



An
Bord
Pleanála

Board Order ABP-320945-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4079/24

Appeal by Eamon Thornton of 64 Kenilworth Park, Harold's Cross, Dublin against the decision made on the 17th day of September, 2024 by Dublin City Council to grant subject to conditions a permission to Barry and Emily Traynor care of Darren McGill of 28-30 Rathmines Park, Rathmines, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Attic conversion to accommodate a home office and storage space to include construction of a dormer window to the rear, internal works and all associated site works, all at 38 Casimir Road, Harold's Cross, 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 and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in accordance with the zoning objective for the area, would be in accordance with the policies with respect to residential extensions, as set out in the Dublin City Development Plan 2022-2028, would not seriously injure the visual or residential amenities of the area, and 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 complete in accordance with the plans and particulars lodged with the planning 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 and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

3. Site development and building works shall be carried out only between the hours of 0800 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 amenities of property in the vicinity.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this *04* day of *February* 2025.