



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2842/20

Appeal by Colm O'Murchadha and Lyndsay Smyth care of Foley and Crowley Architects of Unit 3, Mews 126 Ranelagh, 126 Ranelagh Village, Dublin against the decision made on the 23rd day of July, 2020 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The proposed works will consist of: (A) the demolition of an existing extension and shed structures at rear of the property; (B) the construction of a new single storey extension at the rear of the property; (C) demolition of a chimney and repair works to the existing roof, including the addition of new roof lights and all associated site works, all at 5 Greenville Terrace, Dublin.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE conditions numbers 2 and 3 and the reasons therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development, the existing pattern of development in the area and the provisions of the Dublin City Development Plan 2016 - 2022, the Board considered that the proposed development would not have a negative impact on the existing amenities of the 'Z2' Conservation Area, as set out in the Development Plan.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Paul Hyde

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

Dated this day of 2020.