



An  
Bord  
Pleanála

Board Direction  
ABP-313134-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 24/07/2023.

The Board decided, (on a 2:1 split vote), as set out in the following Order, that

**WHEREAS** a question has arisen as to whether the external insulation cladding of 100 millimetres on the front of the house and 150 millimetres on the gable and rear of the house at 396 Clontarf Road, Clontarf, Dublin is or is not development or is or is not exempted development:

**AND WHEREAS** Gillian Leetch of 396 Clontarf Road, Clontarf, Dublin requested a declaration on this question from Dublin City Council and the Council issued a declaration on the 3<sup>rd</sup> day of March, 2022 stating that the proposal is not deemed to be exempted development:

**AND WHEREAS** the said Gillian Leetch referred this declaration for review to An Bord Pleanála, on the 28<sup>th</sup> day of March, 2022:

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to: -

- (a) Sections 2(1), 3(1) and 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (b) the provisions of the Dublin City Development Plan 2022-2028,

- (c) the character and pattern of development in the area, and
- (d) the report of the Planning Inspector:

**AND WHEREAS** An Bord Pleanála has concluded that:

- (a) the installation of external insulation constitute works which is development, as defined in Section 3 of the Planning and Development Act, 2000, as amended,
- (b) the installation of external insulation constitutes works for the maintenance, improvement or other alteration of a structure as defined in Section 4(1)(h) of the said Act,
- (c) In the absence of drawings of elevation and cross section details to adequately describe the works that are the subject matter of this referral, the installation of external insulation has potential to alter the exterior details which are defining characteristics of this house and the adjoining terrace along Clontarf Road and which would, therefore, have potential to materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure and that of neighbouring structures,
- (e) the installation of external insulation accordingly does not come within the scope of Section 4(1)(h) of the Planning and Development Act, 2000, as amended:

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by Section 5(3)(a) of the Planning and Development Act, 2000, as amended, hereby decides that the insulation cladding of 100 millimetres on the front of the house and 150 millimetres on the gable and rear of the house, is development and is not exempted development.

Board Member: Patricia Calleary Date: 24/07/2023  
Patricia Calleary

