

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 3906/15**

An Bord Pleanála Reference Number: PL 29S.246055

**APPEAL** by Weihui Li of 75 Terenure Road North, Terenure, Dublin against the decision made on the 18<sup>th</sup> day of December, 2015 by Dublin City Council to grant subject to conditions a permission to Sorcha Finnegan and Damien Kelly care of B.G.D.A. Architects of Amberwood Studio, Washington Lane, Dublin in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Retention of a store/office extension at the first floor level to the rear of the existing office building at 77 Terenure Road North, Terenure, 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.**

## **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.

## **REASONS AND CONSIDERATIONS**

Having regard to the location and the limited scale and size of the proposed first floor extension, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not be excessive in mass and overbearing on the adjoining property, would not seriously injure the residential amenities of adjoining dwellings by reason of overlooking and would not constitute overdevelopment of the site. It is, therefore, considered that the development proposed for retention would not seriously injure the amenities of neighbouring dwellings or the amenities of the area and would be in accordance with the proper planning and sustainable development of the area.

## **CONDITIONS**

1. The development shall be 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 condition.

**Reason:** In the interest of clarity.

2. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting 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. The contribution shall be paid within three months of the date of this order 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 the Board to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000 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.

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

**Dated this            day of            2016.**