

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dublin City**

**Planning Register Reference Number: 2120/16**

An Bord Pleanála Reference Number: PL 29N.246434

**APPEAL** by Colmán Ó'Siochrú and Angela Brennan of 124 North Circular Road, Dublin against the decision made on the 15<sup>th</sup> day of March, 2016 by Dublin City Council to grant subject to conditions a permission to Vertus Limited care of The House Architects of Father Matthew Hall, 131 Church Street, Smithfield, Dublin.

**PROPOSED DEVELOPMENT:** Retention of modifications to previously approved permission (planning register reference number 6632/06) for conversion of a semi-derelict two-storey mews building to a two-storey three bedroom dwelling with integrated garage. Modifications comprise addition of a new velux roof light to the front roof slope on Aughrim Place, and minor elevation and layout changes, all on a site to the rear of 122 North Circular Road with access from Aughrim Place, Dublin.

## **DECISION**

**REFUSE** permission for the above proposed development based on the reasons and considerations 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**

The requirements for making a planning application, including submission of drawings of plans, elevations and sections, and such other particulars as are necessary to describe the works to which the application relates, are set out in Articles 22 and 23 of the Planning and Development Regulations, 2001, as amended. It is considered that the submitted plans and particulars of the development proposed to be retained inadequately describe the development and differ materially from the development on site. In these circumstances, it is considered that the Board is precluded from giving further consideration to the granting of permission for the development.

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

**Dated this                      day of                      2016.**