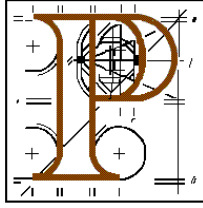


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dublin City

Planning Register Reference Number: 2980/16

An Bord Pleanála Reference Number: PL 29S.247098

APPEAL by Enda Claffey care of Hughes Planning and Development Consultants of The Mash House, Distillery Road, Dublin against the decision made on the 18th day of July, 2016 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

PROPOSED DEVELOPMENT: Demolition of an existing flat roof single storey rear extension (36 square metres) and construction of a replacement pitched roof single storey rear extension (36 square metres) together with a 10.5 square metres extension to the existing rear return at first floor level, SUDS drainage and all associated site works at 84 South Circular Road, Dublin.

DECISION

Having regard to the nature of the condition 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 ATTACH condition number 2 and the reason therefor.

REASONS AND CONSIDERATIONS

It is considered that to omit condition number 2 would exacerbate the existing overdeveloped nature of the site and would lead to a further erosion of amenity for residents.

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.

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

Dated this day of 2016.