



An
Bord
Pleanála

Board Order
PL 29S.248907

Planning and Development Acts 2000 to 2017

Planning Authority: Dublin City Council

Planning Register Reference Number: 2817/17

Appeal by Brendan Brady of 64 Saint Agnes Road, Crumlin, Dublin against the decision made on the 26th day of June, 2017 by Dublin City Council to grant subject to conditions a permission to Joe Cully care of Gary Solan, Architectural Construction Technology of An Tigh, Ballyogan Avenue, Carrickmines, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to the approved permission, planning register reference number 2882/16 (An Bord Pleanála appeal reference number PL 29S.247296), recently granted to demolish the existing toilet block and single storey rear extension and to extend to the rear on the ground floor the existing retail unit. To provide a new shop front and entrance with a disabled access ramp front and rear and to sub-divide the existing unit into two linked retail units with shared kitchen and toilet/changing facilities, to change the use at first floor from office to residential, to provide a first floor flat roofed kitchen extension above the extended ground floor and to reconfigure the first floor and to provide a three bedroomed apartment, to provide open space at first floor level above the extended ground floor with screen walls to provide privacy and edge protection. The existing artist studio and parking to remain as approved and ancillary site works, all at 64 Saint Agnes Road, Crumlin Cross, 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 condition 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 prior grant of permission and permission for retention under planning register reference number 2882/16 (An Bord Pleanála appeal reference number PL 29S. 247296), to the Dublin City Development Plan 2016-2022, according to which the site is subject to the zoning objective Z3, the purpose of which is to provide for and improve neighbourhood facilities and, to the pattern of existing development in the area, it is considered that, subject to compliance with the condition set out below, the proposed modifications to the permitted development would not seriously injure the amenities of properties in the vicinity, would be acceptable in terms of traffic safety and convenience and would be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be carried out in accordance with the conditions attached to the grant of permission under planning register reference number 2882/16 (An Bord Pleanála appeal reference number PL 29S.247296), except as amended to conform with the provisions indicated in the plans and particulars lodged in connection with this application.

Reason: In the interest of clarity.

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

Dated this day of 2017