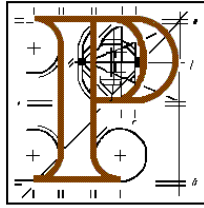


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

**Dublin City Council**

**Planning Register Reference Number: 4185/17**

An Bord Pleanála Reference Number: ABP-300818-18

**APPLICATION FOR LEAVE TO APPEAL** against the decision of the planning authority by Pádraig McWeeney and Christopher Keane care of Michael B. Doyle of Shamrock Chambers, 1-2 Eustace Street, Temple Bar, Dublin, having an interest in land adjoining the land in respect of which Dublin City Council decided on the 5<sup>th</sup> day of January, 2017 to grant subject to conditions a permission to Nicola Ryan and Gráinne Dunne care of Studio Red Architects of Office 5, 64 Dame Street, Dublin.

**PROPOSED DEVELOPMENT:** Demolition of existing vacant factory building and construction of a terrace of three number two-storey dwellings and all associated landscaping and drainage works at 10C Chapelizod Road, Chapelizod, Dublin.

## **DECISION**

**GRANT** leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, 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**

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has been shown that -

- (i) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of condition numbered 8 imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of condition numbered 8 will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.

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

**Dated this      day of                      2018.**