



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 4292/17

Appeal by Ronnie Craven care of Pierce and Associates Architects of 104 Francis Street, Dublin against the decision made on the 1st day of June, 2018 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 existing three-storey building containing two commercial units at ground level and 2 three bedroom apartments at upper levels and the construction of a residential/commercial development in two blocks consisting of one number commercial unit at ground floor, three number two bedroom apartments and one number one bed apartment in five-storey front block with set-back at upper floor level fronting Bolton Street; six number one bedroom, seven number two bedroom and one number three bedroom apartments in five-storey block to rear with set-back at upper floor fronting Henrietta Lane, a total of 15 number apartments (seven number one bedroom, seven number two bedroom and one number three bedroom) incorporating bicycle and refuse stores and ancillary site works, all on site of 0.044 hectares at 35/35A Bolton Street, and Henrietta Lane, Dublin.

Decision

Having regard to the nature of the condition(s) 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 4(a) and the reason therefor.

Reasons and Considerations

Having regard to the scale and height of the proposed development in proximity to Henrietta Street Conservation Area, to the pattern of development in the area and to the potential for further development on Henrietta Lane, the Board considered that, in the interests of the proper planning and development of the area, it would be appropriate to attach condition number 4(a).

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.

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

Dated this day of 2019.