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## Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2542/18

**Appeal** by David Harte care of Meehan Associates of 81 Amien's Street, Dublin against the decision made on the 25<sup>th</sup> 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, reconstruction and extension of an existing three storey building to provide a three bedroom mews dwelling, at 41, Pleasant Street, 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 **AMEND** condition number 3 so that it shall be as follows for the reason set out:

3. The first-floor screened terrace and associated access stairs to the side and the living wall shall be omitted from the development.

Reason: In the interest of orderly development.

## **Reasons and Considerations**

Having regard to:

(a) the Z1, Residential zoning on the site and the provisions of the Dublin City Development 2016-2022,

(b) the modest size of the site and location within an urban setting of Dublin City,

(c) the nature, scale and orientation of the development proposed,

(d) the single storey extension to the existing building

(e) the pattern of fenestration in the adjoining building to the south

(e) the pattern of development in the area,

it is considered that the inclusion of those revisions required in Condition No 3 should be amended to allow for the construction of the core staircore which would allow the development of this restricted site, would not seriously injure the amenities of adjoining properties and would be in accordance with the proper planning and sustainable development of the area.

## **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.

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

**Dated this            day of            2018.**