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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2570/18**

**Application for Leave to Appeal** against the decision of the planning authority by Roger Morgan of 9 Upper Buckingham Street, Dublin having an interest in land adjoining the land in respect of which Dublin City Council decided on the 6<sup>th</sup> day of July, 2018 to grant subject to conditions a permission to Randalswood Construction Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin.

**Proposed Development:** Works to six storey residential building (five storeys over basement) [granted under planning register reference numbers - 4605/02; 3211/06; 3149/09; 3666/14] as follows: extension to the fourth floor level (fifth storey over basement) which currently consists of three number apartments with balconies (two number one bed; one number three bed); to now provide for a total of eight number one bed units at fourth and fifth floor level (fifth and sixth storey over basement) with balconies; internal and external modifications; utilisation of existing underground car parking; and all associated site and engineering works necessary to facilitate the development, at Block A, Bailey's Court, Buckingham Street Upper, Summerhill, Dublin, (bounded by 2, 7 and 8 Buckingham Street Upper, 67-69 Summerhill (Protected Structures), Baileys Row, Duke Row and Portland Row).

## **Decision**

**REFUSE 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 not been shown that 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 conditions imposed by the planning authority to which the grant is subject.

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**Conall Boland**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**