



Planning and Development Acts 2000 to 2018

Planning Authority: Dublin City Council

Planning Register Reference Number: 2406/18

Appeal by Ciaran Reilly care of Plus Architecture Limited of Chancery Lane, Dublin against the decision made on the 20th day of July, 2018 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Amendment Permission consequent on the grant of permission (planning register reference number 2799/16). The amendment proposed to the above development consists of internal modifications to the staircore and WC layout on each level. Plant room at first floor level to be removed and two additional windows to be provided in its place. Roof area to the rear at first floor level to receive wall mounted plant and roof level height to be increased by 0.69 metres to allow for the lift overrun at 27-29, Pembroke Street Lower, 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 conditions 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 provisions of the Dublin City Development Plan 2016-2022, the planning history of the site and the minimal nature of the modifications sought, the pattern of development in the area and the information submitted in relation to the proposed development, the Board is satisfied that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenity or residential amenities of the area or the character of the Architectural Conservation Area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, and as amended by the further plans and particular received on the 27th June, 2018, except as may otherwise be required in order to comply with the following condition. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. All relevant conditions attached to the previous grant of planning permission for the development on site, planning register reference number 2799/16 refers, shall be strictly adhered to.

Reason: In the interests of clarity and the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2018.