



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2299/19

Appeal by Ciaran and Laura Regan care of Plantech of Unit 721 Northwest Business Park, Ballycoolin, Dublin against the decision made on the 7th day of June, 2019 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: 1. Conversion of the attic space for the use as a study/WC with roof extension to the side providing a new gable build up, and a flat roof dormer window to the rear. 2. All drainage, structural and associated site works to be implemented, all at 8 Celtic Park Road, Beaumont, Dublin 9.

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 ATTACH condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the nature and scale of the proposed development and to the pattern of development in the area, it is considered that the modifications to the proposed development, as required by the planning authority, in its imposition of condition number 2 are warranted. The proposed development, with the attachment of condition number 2, would be in accordance with the provisions of the Dublin City Development Plan 2016 - 2022, would not seriously injure the visual amenities of the area and would, therefore, be in accordance within 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.

Paul Hyde

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

Dated this day of 2019.