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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3987/19**

**Application for Leave to Appeal** against the decision of the planning authority by Terence McNamee of 49 Willow Road, Dundrum, 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 November, 2019 to grant subject to conditions permission to Tom Quinn care of Dixon McGaver Nolan Architects of 14 Baggot Street Lower, Dublin.

**Proposed Development:** Change of use of existing first-floor games room/snooker Hall to six number apartments (three number two-bedroom and three number one-bedroom units, total area 379 square metres), accessed from existing entrances at Castlewood Avenue and Castlewood Place. The development includes: (a) provision of replacement external escape staircase behind existing return B and adjacent open chair-lift, connecting ground level yard to deck at first floor level, (b) removal of a section of first-floor flat roof to provide an open courtyard at first floor level, (c) replacement of existing link at second floor level, between front and rear blocks with new bridge link, and its connection to first-floor courtyard by new external stairs, (d) provision of rooflight to existing roof over apartment number 6, (e) alterations to existing flat roof at rear to provide private (balconies) and communal

open spaces on deck, (f) removal of two number existing steel staircases and provision of a balcony and replacement stairs to rear of apartment number 3, (g) modifications to Rathmines Road elevation to include the provision of two number wintergarden-type balconies at first floor level, (h) extension (two square metres) and alterations to existing entrance from Castlewood Avenue, (i) alterations to existing entrance gates from Castlewood Place, (j) provision of refuse bin storage, bicycle parking, landscaping and all associated site works at rear and (k) various internal and external alterations to existing building fabric. All at 280, 282 and 284 Rathmines Road Lower, Dublin.

## **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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**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2019.**