



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 4138/19

Appeal by Highgate Properties Limited care of McCarthy Keville O'Sullivan Limited of Tuam Road, Galway against the decision made on the 26th day of November, 2019 by Dublin City Council to grant subject to conditions a permission to John McCarthy care of Liam Tobin of 9 Princeton, Clonskeagh, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Permission is sought for retention of minor departures from approved plans at dwelling (planning register reference number 2960/16, An Bord Pleanála reference number PL29S.246883) and for completion of brick finish to west elevation, at the two-storey, one-bedroomed, detached dwelling 16 Cullenswood Park, Ranelagh, Dublin. The modifications include minor increase in height and length, minor re-positioning of dwelling westward, minor revisions to floor plans, fenestration, garden boundaries and brick-finish, all at 16 Cullenswood Park, Ranelagh Village, 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 scale and nature of the development proposed for retention and completion and to the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity and would be in accordance with the provisions of the Dublin City Development Plan 2016-2021. The development proposed for retention and completion would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

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

Dated this day of 2020.