



Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2705/20

Appeal by Thomas Weafer of 74A Ardlea Road, Artane, Dublin against the decision made on the 10th day of July, 2020 by Dublin City Council to grant subject to conditions a permission to CDP Developments Limited care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin.

Proposed Development: Alterations to previously approved planning register reference number 3443/19 consisting of (i) provision of one number en-suite bedroom at attic level of house types B and C; (ii) installation of a dormer window on the north facing roof-slope and an additional velux window (resulting in a total of two number) to the south facing roof-slope of house types B and C; (iii) reconfiguration of first floor layout of house types B and C to accommodate stairs to additional attic level bedroom; and (iv) all associated ancillary works necessary to facilitate the development, at number 74 Ardlea Road and site adjacent to number 74A Ardlea Road, Artane, Dublin.

Decision

DISMISS the said appeal under subsection (1) (a)(i) of section 138 of the Planning and Development Act, 2000, 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

The grounds of appeal relate solely to condition number 2 of the decision to grant permission, which condition relates to compliance with the conditions of a previous permission planning register reference number 3443/19. The development that the appellant is referring to is a previous permission, planning register reference number 3868/17, which has not been activated.

Having considered the grounds of appeal, the Board is of the opinion that the appeal is without substance or foundation as no valid grounds have been raised by the appellant, and that the appeal should not be considered by it, having regard to the nature of the appeal.

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

Dated this day of 2020.