



Planning and Development Acts 2000 to 2019

Planning Authority: Dublin City Council

Planning Register Reference Number: 2449/20

Application for Leave to Appeal against the decision of the planning authority by Moya Nolan and Micheál McGuill of 6 Seapoint Terrace, Irishtown, Dublin having an interest in land adjoining the land in respect of which Dublin City Council decided on the 4th day of August, 2020 to grant subject to conditions permission to Anne Parsons care of Haslam and Company Architects of Daintree Studio, 62 Pleasants Place, Dublin.

Proposed Development: The development will consist of amendments to the previously granted permission (2791/19) for works to the existing two-storey over basement building which included the conversion of basement and ground floors to a new yoga facility, maintaining the existing residential one-bedroom apartment at first floor level, the demolition of existing single storey builders material storage sheds to the rear (north) and construction of new single storey yoga studios with courtyard garden to the rear with single storey extension to the side (east) of existing main structure. The amendments cover the following items:

- The addition of an external insulated render system to the existing house.
- The removal of both chimneys to the east elevation.
- Changes in internal layouts to the first floor apartment and the ground floor reception area.
- The enlargement of the ground floor front window.
- The removal of the external stairs from the basement and internal changes to the basement area.
- Amendments to the yoga studio roofs and addition of photovoltaic array.

All at 7 Seapoint Terrace, Strand Street, Irishtown, 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.

Dave Walsh

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

Dated this day of 2020.