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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3365/20**

**Appeal** by Brian Culligan and Ciara Bannerman care of Architectural Farm of 149 Francis Street, Dublin against the decision made on the 2<sup>nd</sup> day of November, 2020 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of existing rear extension, the construction of a new single storey extension to rear, the construction of a two-storey extension to side including conversion of existing garage, addition of skylights to rear, enlarging of existing first floor window to rear, widening of existing vehicular access and all associated site works at 14 Celtic Park Avenue, Beaumont, Dublin.

## **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 REMOVE condition number 3 and the reason therefor.**

## **Reasons and Considerations**

Having regard to the nature and scale of the proposed development and the pattern of development in the area, including the terraced character of the streetscape, it is considered that the modifications to the proposed development, as required by the planning authority in its imposition of condition number 3, are not warranted. The proposed development, with the removal of condition number 3, would not have a significant impact on the residential or visual amenities of the area and would, therefore, be in accordance with 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.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2021.**