



An  
Bord  
Pleanála

Board Order  
ABP-310035-21

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## Planning and Development Acts 2000 to 2020

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2161/21**

**Appeal** by Peter Byrne of 16 Thomas Moore Road, Walkinstown, Dublin against the decision made on the 31<sup>st</sup> day of March, 2021 by Dublin City Council to grant subject to conditions a permission to Canmar Properties Limited of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Amendment to development approved under An Bord Pleanála appeal reference number ABP-307186-20 (planning register reference number 4364/19) for a mixed used development. The development will consist of:- amendments to approved Block 1 (fronting onto Walkinstown Road) consisting of change of use to one number additional two bedroom apartment, the construction of four number additional apartment units at third floor level with external balconies, ancillary circulation, and alterations to façades including: (1) the change of use of permitted Community Room and amendments to layouts to provide an additional one number two bedroom apartment unit at ground floor level; (2) construction of additional floor area at third floor level to provide four number additional one bed apartment units (eliminating setbacks at this level); (3) Amendments to elevations and

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sections from the approved part three-storey/part five-storey (three-storey plus two setback levels) block to a part four-storey/part five-storey (four-storey plus one setback level) bloc; (4) all associated consequent ancillary works, landscaping, bicycle parking and site development works and service, all at a site bounded and accessed by both Walkinstown Road and Balfe Road, comprising of Balfe Road Industrial Estate (2-4 Balfe Road), Walkinstown Road Surface Car Park and lands and industrial building (5 Walkinstown Road) to the rear of houses on Walkinstown Road and Thomas Moore Road, 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 Z1 and Z4 zoning afforded to the site, to the pattern of permitted development in the area, to the provisions of the Dublin City Development Plan 2016 - 2022, to the planning history of the site and to the layout and design as submitted, the Board considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of adjoining properties, would not seriously injure the residential amenities of future occupants and would be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be 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 condition. Where such condition requires 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 carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The proposed development shall comply with all previous conditions attached to the parent permission An Bord Pleanála appeal reference number ABP-307186-20 (planning register reference number 4364/19) and no development shall commence on foot of this grant of permission until all pre-development conditions shall be complied with in full.

**Reason:** In the interest of clarity and the proper planning and sustainable development of the area.

*Dr. Maria FitzGerald*

**Maria FitzGerald**

**Member of An Bord Pleanála**

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

Dated this *13<sup>th</sup>* day of *October* 2021