

An
Bord
Pleanála

Board Order
ABP-310101-21

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2165/21

Application for Leave to Appeal against the decision of the planning authority by Mark Nixon of 30 Richmond Cottages, Dublin having an interest in land adjoining the land in respect of which Dublin City Council decided on the 1st day of April, 2021 to grant subject to conditions a permission to Sterling Estates Limited care of Peter Oakes Architects of Jilba, 70 Meath Road, Bray, County Wicklow.

Proposed Development: Permission is sought for the following works: Demolition of the existing single storey garage building and construction of a two storey mid-terrace house with a roof terrace at second floor level to the front of the property with a part three-storey element to access the roof terrace and all associated works; all at 31 Richmond Cottages North, Dublin.

Decision

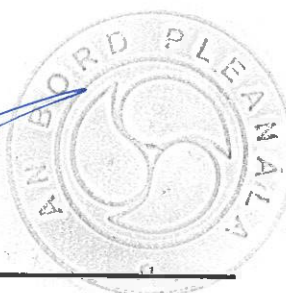
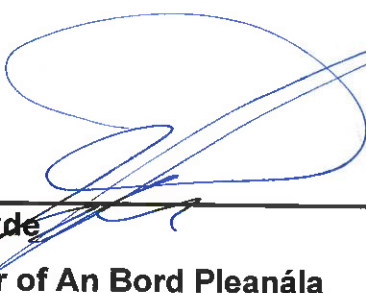
REFUSE leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

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.



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

Dated this *20th* day of *May* 2021.