

An  
Bord  
Pleanála

Board Order  
ABP-310225-21

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## Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1018/21

**Appeal** by Alan Boyle of 74 Crumlin Road, Crumlin, Dublin against the decision made on the 19<sup>th</sup> day of April, 2021 by Dublin City Council to grant subject to conditions a permission to Michael Lyons care of David McInerney of 190A Rathmines Road Lower, Rathmines, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention of an extension to an existing artist studio to the rear of the main house, all at Number 76 Crumlin 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.

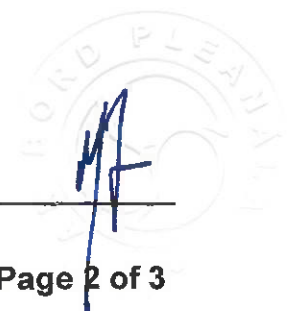
## Reasons and Considerations

Having regard to the established pattern of development in the area and its zoning for residential use under objective 'Z1' of the Dublin City Development Plan 2016 - 2022, and to the nature and scale of the development proposed for retention, which would be ancillary to the established residential use of the site, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not injure the residential amenities of property in the vicinity of the site and would be in keeping with the proper planning and sustainable development of the area.

## Conditions


1. The development proposed for retention shall be 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.

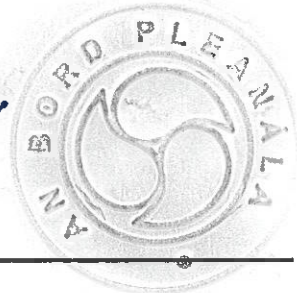
**Reason:** In the interest of clarity.



2. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health.

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

  
**Dated this** 7<sup>th</sup> **day of** September **2021.**