

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: 2450/21

Appeal by Peter and Ann Crotty of 1 Hammond Street, Blackpitts, Dublin against the decision made on the 17th day of May, 2021 by Dublin City Council to grant subject to conditions a permission to Will Ferguson care of Anglin Cashman Architects Limited of 44 Meath Road, Bray, County Wicklow in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention of amendments to permission ABP-302956-18 and planning register reference number 3773/18. (1) Alterations to the roof materials and roof height to the front porch (increased by 300 millimetres), main ridge (reduced by 300 millimetres), and rear parapet (increased by 500 millimetres), (2) amendments to the site boundary, and (3) metal railing to wrap around the site on the east elevation, along with all associated and ancillary site and development works, at 66A Clarence Mangan Road, Dublin, located on the junction of Clarence Mangan Road, Greenville Road and Blackpitts.

Decision

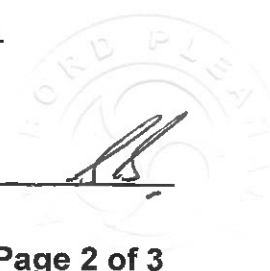
GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition set out below.

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 Dublin City Development Plan, 2016-2021 according to which the site is within an area subject to the zoning objective: Z1: "To protect, provide for and improve residential amenities," to the corner site location and site configuration, and to the established pattern of adjoining and surrounding development in the area, it is considered that the proposed development for which retention is sought, subject to compliance with the condition set out below, would not seriously injure the residential amenities of the adjoining property by reason of overlooking, overshadowing or overbearing impact, or the residential amenities and visual amenities of surrounding development and character of the area. The proposed development for which retention is sought would, therefore, be in accordance with the proper planning and sustainable development of the area.



Conditions

The development for which retention is sought, shall be carried out in accordance with the conditions attached to the permission granted under An Bord Pleanála appeal reference number ABP-302956-18 (planning register reference number 3773/18) on the 12th day of February, 2019, except as amended to conform with the provisions indicated in the plans lodged in connection with this application.

Reason: To ensure consistency with the development as previously permitted.



Stephen Bohan

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



Dated this 18th day of October 2021.