



An
Bord
Pleanála

Board Order
ABP-311069-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 2788/21

Appeal by Moya Nolan and Michael McGuill of 6 Seapoint Terrace, Irishtown, Dublin against the decision made on the 12th day of July, 2021 by Dublin City Council to grant subject to conditions a permission to Anne Parsons care of Haslam and Company Architects of The Chocolate Factory Arts Centre, 26 Kings Inn Street, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: Retention planning permission for amendments and permission for the completion of amendments to the development permitted under Dublin City Council Register Reference 2449/20, to include internal rearrangement of the permitted basement area to provide direct stair access to the main hallway to comply with Fire escape regulations and corresponding changes to the ground floor area. The repositioned stair necessitates approximately 2.2 cubic metres of excavation at five metres from the western boundary and three metres from the eastern boundary. The permitted ground floor juice bar seating area and services are rearranged to accommodate the stair and the Part M lift. Associated elevational changes to the rear courtyard elevation involve increasing the area of glazing by 3.5

MP

square metres. All works are within the footprint of the permitted building, all at 7 Seapoint Terrace, Strand Street, Irishtown, 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 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 planning history on the site and to the nature and extent of the works to be retained and completed, it is considered that the proposed development, subject to compliance with the condition set out below, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

The development shall be retained and completed in accordance with the plans and particulars lodged with the application and shall otherwise comply with the conditions, as set out in the permission granted under planning register reference number 2791/19, as amended by the conditions, as set out in the permission granted under planning register reference number 2449/20.

Reason: In the interest of clarity.

DR. Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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

Dated this 13th day of April 2022.

