



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3355/22

Appeal by Tom O'Connor and Grace Molloy care of Studio Anois Limited of Spade Enterprise Centre, King Street North, Dublin against the decision made on the 19th day of April, 2022 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) The demolition of a single storey rear extension, (2) construction of two-storey extension to rear and (3) all associated site works at 47 The Rise, Glasnevin, Dublin.

Decision

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to REMOVE condition number 9 and the reasons therefor.

Reasons and Considerations

Having regard to the residential land use zoning of the site, the nature and scale of the proposed development and its configuration relative to the neighbouring property to the east at number 45 The Rise, it is considered that the modifications required by the planning authority in its imposition of condition number 9 are not warranted, and that the proposed development, with the removal of condition number 9, would not seriously injure the residential amenities of this neighbouring property, or any other property in the vicinity of the application site. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Una Crosse

Member of An Bord Pleanála

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

Dated this

28th day of

June

2023.