



An
Bord
Pleanála

Board Order ABP 316330-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3122/23

Appeal by Rosemary Whelan and Jacobus Havemann care of Colgan O'Reilly Architects of 93a Sandymount Road, Sandymount, Dublin against the decision made on the 24th day of March, 2023 by Dublin City Council to grant permission subject to conditions in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of a new attic dormer roof structure to the rear of the ridge line, rooflight to the rear of the ridge line and rooflight to the front slope of the roof all at 17 Emmet Road, Inchicore, 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 ATTACH condition number 3 and the reason therefor.

Reasons and Considerations

Having regard to the zoning of the site, as set out in the current development for the area, the location of the site and the scale and design of the proposed development, it is considered that condition number 3 as attached by the planning authority is reasonable in order to achieve the proper planning and sustainable development of the area.



Stephen Bohan

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

Dated this 5th day of April 2024