



Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22A/0373

Application for Leave to Appeal against the decision of the planning authority by Colette Cregg care of Liam, Madden of Vitruvius Hibernicus, Convent Road, Longford, having an interest in land adjoining the land in respect of which South Dublin County Council decided on the 31st day of May, 2023 to grant subject to conditions a permission to Patricia Carmody care of Sam Le Bas of 149 Foxrock Park, Dublin.

Proposed Development: Demolition of the existing former two-storey steelworks factory (465 square metres) and build on resultant cleared site of circa 0.133 hectares, and construction of three flat roof, terraced, three-storey, three bedroom houses (160 square metres each, 480 square metres total) with external terraces at first and second floor levels and all associated site development works above and below ground, at former steelworks factory, Manor Avenue, Terenure, Dublin.

Decision

GRANT leave to appeal under section 37 (6) of the Planning and Development Act, 2000, as amended, based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to the submissions and documents received in connection with the application for leave to appeal and the conditions set out in the planning authority's decision, it is considered that it has been shown that -

- (i) the development, in respect of which a decision to grant permission has been made, will differ materially from the development as set out in the application for permission by reason of condition numbered 16(b) imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of condition numbered 16(b) will materially affect the applicant's enjoyment of the land adjoining the land in respect of which it has been decided to grant permission or reduce the value of the land.



Eamonn James Kelly

Member of An Bord Pleanála

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



Dated this 17th day of July, 2023.