



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1209/23

Appeal by Lansdowne Village Management care of NJBA Architects and Urban Designers of 34 Upper Baggot Steet, Dublin against the decision made on the 28th day of November, 2023 by Dublin City Council to grant subject to conditions a permission to Lisa and James Wehrley care of Downey of 29 Merrion Square North, Dublin.

Proposed Development: A proposed development consisting of the demolition of existing timber sheds and the construction of a single storey side and rear extension with split floor level, including amendments to existing rear access gate to provide for a domestic entrance to Petty Lane, hard and soft landscaping, connection to existing services, and all other associated site works to facilitate the development on lands at 23 Lansdowne Village, bounded by Petty Lane to the south and bounded by Tritonville Laneway to the east, Sandymount, Dublin.

Decision

DISMISS the said appeal under subsection (1) (b) of section 138 of the Planning and Development Act, 2000, based on the reasons and considerations set out below.

Reasons and Considerations

The Board noted the express intention of the appellant that the appeal would relate solely to covenants in place and the right or otherwise of the applicant to undertake the works. The Board noted that no planning issues were raised, considered that the applicant had demonstrated sufficient interest in the land to make a planning application and noted section 34(13) of the Planning and Development Act, 2000, as amended, which states that a person shall not be entitled solely by reason of a permission to carry out any development.



Stephen Brophy

Member of An Bord Pleanála

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

Dated this 25th day of June 2024.