



An  
Bord  
Pleanála

## Board Order ABP-319027-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4506/23**

**Appeal** by Ashling Harrison and Bart Casella and others care of Stephen Little and Associates of 26/27 Upper Pembroke Street, Dublin and by Michael McKenna care of MSW and Associates of Unit B19, KCR Estate, Ravensdale Park, Kimmage, Dublin against the decision made on the 17<sup>th</sup> day of January, 2024 by Dublin City Council to grant subject to conditions a permission to Insignia Investments Limited care of De Blacam and Meagher Architects of 4 Saint Catherine's Lane West, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Alterations to a previously approved development, planning register reference number 2027/21, An Bord Pleanála reference number ABP-311013-21, which provided for partial demolition and renovation of 'The Barn' as a two-bedroom, two-storey detached house with apex rooflight, construction of five number three-bedroom, two-storey terraced houses, construction of two number two-bedroom, two-storey semi-detached houses, access is from the existing entrance on Riversdale Avenue, eight number car parking spaces will be provided to the front of the houses, all associated site development works, landscaping and boundary treatment works. The amendments to the previously approved scheme are as follows: Alterations and reconfiguration of the layout of 'The Barn' to include an extended ground floor containing living and ancillary accommodation, resulting in a two-storey part single storey two-bedroom house. Alterations and reconfiguration

of the terrace of five number part two-storey part single storey three-bedroom houses, to include revisions to ground floor layouts to the rear. Alterations, reconfiguration and extension of the two number two-bedroom, two-storey semi-detached houses. The proposed amendments will include changes to the elevations. Amendment to the associated site development works and landscaping, all at The Barn, Riversdale Avenue, Bushy Park Road, 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 conditions set out below.**

## **Reasons and Considerations**

Having regard to the pattern and character of existing development in the area, the design and scale of the proposed development, the planning history of the site, and the provisions of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in accordance with the zoning objective for the site, would not detract from the visual amenity or built heritage of the area, including Riversdale House (a protected structure), would provide an acceptable standard of residential amenity for the prospective residents, would not seriously injure the residential amenity of surrounding properties, and would not endanger public safety or convenience by reason of traffic generation or otherwise. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 14<sup>th</sup> day of December, 2023, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the proposed development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The development hereby permitted shall incorporate the following amendment:
  - The first-floor windows on the rear elevation of house number 7 shall be permanently fitted with obscure glazing.

**Reason:** In the interest of orderly development and visual amenity.

3. Apart from any departures specifically authorised by this permission, the proposed development shall be carried out and completed in accordance with the terms and conditions of the permission granted under An Bord Pleanála reference number ABP-311013-21 and any agreements entered into thereunder.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

*Eamonn James Kelly*

**Eamonn James Kelly**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board**

Dated this *6<sup>th</sup>* day of *December*, 2024.