

An  
Bord  
Pleanála

## Board Order ABP-321233-24

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### Planning and Development Acts 2000 to 2022

**Planning Authority:** Dublin City Council

**Planning Register Reference Number:** 4190/24

**Appeal** by Phillip O'Reilly of 68 Gandon Close, Harold's Cross, Dublin against the decision made on the 17<sup>th</sup> day of October, 2024 by Dublin City Council to grant subject to conditions a permission to Patrick Meier care of 11 Merrion Square North, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Amendments to the previously approved planning permission, planning register reference number 3074/24. The proposed amendments will consist of an additional attic floor level (15 square metres) to the rear with partial pitch and flat roof over with additional roof light and all associated works, all at 3 Saint Brendan's Cottages, 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.**

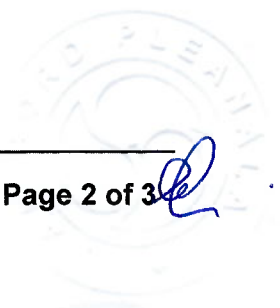
## Reasons and Considerations

Having regard to the location of the site on lands zoned for residential development in the Dublin City Development Plan 2022-2028, the development permitted under planning register reference number 3074/24, the amendments proposed under the current application, and the pattern of development in the vicinity, it is considered that, subject to compliance with the conditions set out below, the proposed development would improve the living standards of the occupants, would not seriously injure the residential amenities of the area, would be in accordance with Section 5.1 (Additional Floors) of Appendix 18 (Ancillary Residential Accommodation) and the other relevant provisions of the Dublin City Development Plan 2022-2028, and 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, 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.


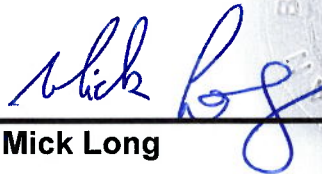


2. Apart from any departures specifically authorised by this permission, the proposed development shall comply with the conditions of the parent permission (planning register reference number 3074/24), unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

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

3. The external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture.

**Reason:** In the interest of visual amenity.



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**Mick Long**

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

Dated this 14<sup>th</sup> day of April 2025.