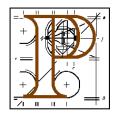
An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD15A/0105

An Bord Pleanála Reference Number: 06S.LV.3280

APPLICATION FOR LEAVE TO APPEAL against the decision of the planning authority by Michal Stoklosa of 8 Coldcut Park, Cloverhill Road, Dublin, having an interest in land adjoining the land in respect of which South Dublin County Council decided on the 13th day of January, 2016 to grant subject to conditions a permission to Pathway Homes care of Reddy Architecture and Urbanism, Dartry Mills, Dartry Road, Dublin.

PROPOSED DEVELOPMENT: (1) A new access roadway into site from Cloverhill Road, (2) a new single-storey changing facility for Ballyfermot United Sports and Social Club including new vehicular and pedestrian access gates to the club grounds from the new access road and parking for 37 cars and two buses, and (3) residential development of 43 number two-storey dwellings including 44 car spaces and comprising four Type A three-bedroom semi-detached houses, 19 Type B three-bedroom terraced houses, 16 Type C three-bedroom terraced houses and four Type D two-bedroom terraced houses. The proposed development also includes all associated landscaping, site development and infrastructural works, all at Cloverhill Road, Clondalkin, 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.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

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 -

- 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 conditions numbered 1 and 2 imposed by the planning authority to which the grant is subject, and
- (ii) the imposition of condition numbered 2 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.

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

Dated this day of 2016.