

An
Bord
Pleanála

Planning Appeal Check List

(Please read notes overleaf before completing)

1. The appeal must be in writing (e.g. not made by electronic means).

2. State the

name of the appellant
(not care of agent)

Padraig Geraghty

address of the
appellant
(not care of agent)

No. 9 Riverside Clonroadmore, Ennis,
Co. Clare.

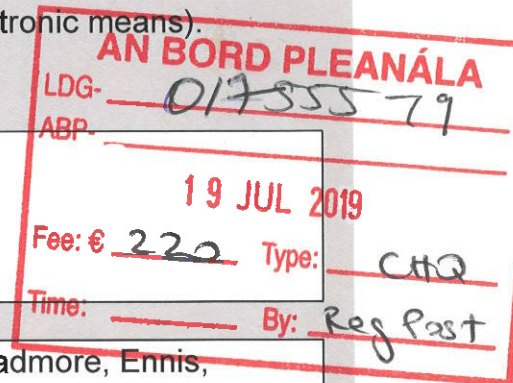
3. If an agent is involved, state the

name of the agent

OCFPM Ltd

address of the agent

Unit 19, Charleville Town Centre,
Charleville Co. Cork.



4. State the Subject Matter of the Appeal*

Brief description of the development

Alterations to internal layouts of apartments including the removal of some modern stud walls and the relocation of some kitchen units.

Location of the development

18 Mountjoy Square East, Mountjoy, Dublin 1. (D01 CH63)

AN BORD PLEANALA

19 JUL 2019

Name of planning authority

Dublin City Council

LTR DATED _____ FROM _____
LDG- _____
ABP- _____

Planning authority register reference number

0275/19

* Alternatively, enclose a copy of the decision of the planning authority as the statement of the Subject Matter of the Appeal.

5. Attach, in full, the grounds of appeal and the reasons, considerations and arguments on which they are based.
6. Attach the acknowledgement by the planning authority of receipt of your submission or observations to that authority in respect of the planning application, the subject of this appeal. (Not applicable where the appellant is the applicant).
7. Enclose / Pay the correct fee for the appeal and, if requesting an oral hearing of same, the fee for that request see "[Guide to Fees Payable](#)" under heading of Making an Appeal on Home Page of this website for current fees.
8. Ensure that the appeal is received by the Board in the **correct manner** and **in time**.

A format similar to pages one and two may also be used where a person is making submissions or observations on an appeal in accordance with section 130 of the Planning and Development Act 2000, as amended. Substitute 'observer' for 'appellant' and 'submission / observation' for 'appeal' at each reference. Item 6 and that part of 7 concerning an oral hearing request are not applicable to the making of submissions or observations

Notes (See Check List beginning on page one)

1. Rules for Making Appeals

You are advised to check the latest version of "[A Guide to Making a Planning Appeal](#)" issued by the Board. It is available from the Board, telephone (01) 858 8100 and on our website www.pleanala.ie. It may also be available from your planning authority.

A significant number of appeals are invalid because they are not made in accordance with the statutory rules.

2. Appeal Fees

You are advised to check the appropriate fee for making an appeal. Different fees apply depending on the nature of the appeal. A leaflet "Guide to Fees payable to the Board" is available from the Board, telephone (01) 858 8100 and on our website www.pleanala.ie. It may also be available from your planning authority. Note that appeal fees may change from time to time.

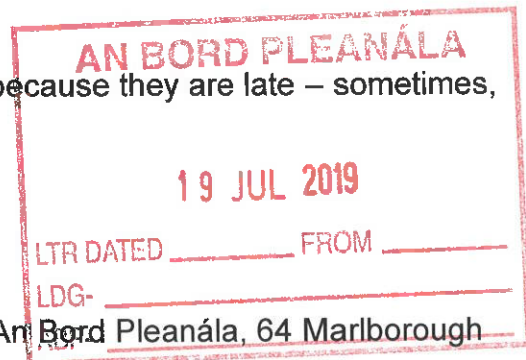
A significant number of appeals are invalid either because no fee or an incorrect fee is included.

AN BORD PLEANALA	
19 JUL 2019	
LTR DATED _____	FROM _____
LDG- _____	
ABP- _____	

3. Time Limits

The time limit for making an appeal is, except where the appeal is made following a successful application for leave to appeal, four weeks beginning on the date of the planning authority decision (not the day it is sent or received). Day one is the day the planning authority decision is made. For example, if the decision of a planning authority is made on **Wednesday** 2nd of a month, the last day for receipt of the appeal is **Tuesday** 29th of the same month, NOT Wednesday 30th. There are special rules where the last day falls on a day the Board's offices are closed or where the appeal period falls over the Christmas / New Year period. [See calendar facility on the Board's home page.](#)

A significant number of appeals are invalid because they are late – sometimes, just one day late.



4. Delivering the Appeal

Send the appeal by post to The Secretary, An Bord Pleanála, 64 Marlborough Street, Dublin 1, D01 V902 or, deliver it by hand, to an employee of the Board (not a security person), during office hours (9.15 a.m. to 5.30 p.m.) on Monday to Friday, so that the appeal reaches the Board by the last day for making an appeal.

Do not place the appeal in the Board's letterbox. A significant number of appeals are invalid because they are incorrectly delivered.

5. Completeness

The appeal must be fully complete from the start. You are not permitted to submit any part of it at a later time, even within the time limit. Neither are you permitted to clarify, elaborate or make further submissions either for the

purposes of complying with the rules for making an appeal or otherwise, unless invited by the Board.

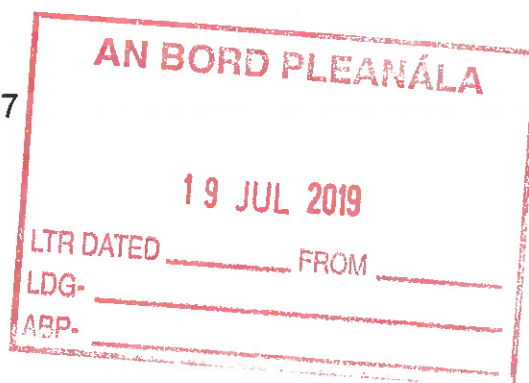
This document is issued as an aid to making a valid planning appeal to the Board. It may be used as a 'cover page' in making such an appeal but there is no legal or other requirement to do so. The document should be read in conjunction with the latest versions of the Board's publications "Guide to Making a Planning Appeal" and "Guide to Fees payable to the Board".

The guidance given in those leaflets and in this document also applies generally to the making of submissions and observations by 'observers' under section 130 of the 2000 Planning Act. A significant number of submissions and observations by 'observers' are also invalid because the appropriate rules are not observed.

This document does not purport to be a legal interpretation of the law in relation to making a planning appeal – you should consult the appropriate legislation, including sections 37 and 127 of the Planning and Development Act 2000 for the statutory rules governing the making of appeals. (Section 130 for 'observers')

An appeal or a submission or observation on an appeal that is not made strictly in accordance with the statutory rules will be invalid. The Board has no discretion to relax or vary the rules. The onus is on YOU to meet all the legal requirements at the time you make the appeal / submission / observation.

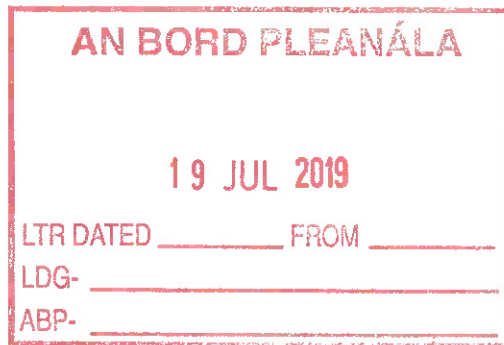
Last updated: February 2017





10-Jul-2019

OCFPM Ltd.
Unit 19
Charleville Town Centre
Charleville
Co. Cork



Application Number 0275/19
Application Type Section 5
Registration Date 12-Jun-2019
Decision Date 09-Jul-2019
Decision Order Number P4192
Location 18 Mountjoy Square, Dublin 1
Proposal EXPP: PROTECTED STRUCTURE: Basement: Removal of kitchen from apartment No. 18 and installation of replacement kitchen unit in alternative location. Opening to be created between existing apartments No. 17 & 18. Existing kitchen in apartment No. 17 to be removed.

Applicant Details Padraig Geraghty

NOTIFICATION OF DECLARATION ON DEVELOPMENT AND EXEMPTED DEVELOPMENT

In pursuance of its functions under the Planning & Development Act 2000 (as amended), Dublin City Council has by order dated 09-Jul-2019 decided to issue a Declaration that the proposed development is NOT EXEMPT from the requirement to obtain planning permission under Section 32 of the Planning & Development Act 2000 (as amended).

Signed on behalf of Dublin City Council

Paula O'Sullivan
For Assistant Chief Executive

Note:

Any person issued with a declaration on development and exempted development, may on payment of the prescribed fee, refer a declaration for review by An Bord Pleanála within four weeks of the date of the issuing of the declaration.



OCFPM

DUBLIN - CORK - LONDON

Head Office: Unit 19, Charleville Town Centre, Charleville, Co. Cork
Tel: 00353(0)63 30917 Web: www.ocfpm.com E-mail: info@ocfpm.com

Grounds for Appeal

09/07/2019

AN BORD PLEANÁLA

19 JUL 2019

LTR DATED _____ FROM _____

LDG- _____

ABP- _____

The basis for this appeal is that the proposed works are all internal alterations to the building at 18 Mountjoy Square Dublin. The proposed works do not affect the original structure of the building as the only structure which is being altered are modern stud partitions. The original structure of the building will remain un-changed. The works which are proposed are as follows:

Basement: Removal of kitchen from apartment No. 18 an installation of replacement kitchen unit in alternative location. Opening to be created between existing apartments No. 17 & 18 . Existing kitchen in apartment 17 to be removed.

Ground Floor: Opening in wall between apartment No. 1 & 2 to be created and 1 kitchen and sanitary ware to be removed.

First Floor: Ladders to be removed from existing studios 6, 7 & 8. The amalgamation of studios 6, 7 & 8 to be a 2 bed apartment, including the removal of 2 kitchen units from existing apartments No. 6 & 7.

Third Floor: Alterations to the internal layouts of apartments (No. 14 & 15 existing) to 1 1 bed apartment including the removal of one kitchen unit and the knocking through of one wall.

All of these works are internal changes within 18 Mountjoy Square and do not affect the original structure of the building.

