An Rannóg Talamhúsáide, Pleanála agus Iompair Land Use, Planning & Transportation Department Telephone: 01 4149000 Fax: 01 4149104

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The Secretary, c/o An Bord Pleanála 64 Marlborough Street Dublin 1.

> Our Ref: SD21B/0531 Your Ref: APB-312778-22

> > 11th March 2022

Appeal Re: 32, Mountdown Park, Manor Estate, Dublin 12 (Alison McGinley)

Dear Sir / Madam

I refer to your letter dated 21st February 2022 regarding the above mentioned appeal and confirm herewith the Council's response to this appeal.

"The condition, as attached to the permission lacked clarity and indicated an incorrect direction. The Planning Authority would recommend that the following condition be attached instead. The Planning Authority's concern regarding the close proximity of the new WC window in the side elevation from the adjacent property remains.

Condition 2 - Window. (Reworded for clarity) The window annotated at the south-western side of the southern elevation of the single storey rear extension (providing light to the WC), as indicated in the 3D drawings submitted in response to the AI request (Drawing No. 3D Ortho 01), shall be omitted. Light and ventilation to the WC shall be provided with an additional roof light.

REASON: To protect the residential amenity of the adjoining property and in the interests of clarity".

Yours faithfully	
M. Dodrill	
M. Dodrill	
For Senior Planner	