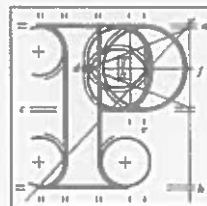


Our Case Number: ABP-312778-22

Planning Authority Reference Number: SD21B/0531



An  
Bord  
Pleanála

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24

Date: 25 MAY 2022

Re: Single storey extension and 'French' doors to the rear, front porch infill, internal renovations, dormer roof to the front of the main roof and all ancillary works.  
32, Mountdown Park, Manor Estate, Dublin 12

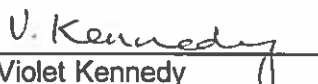
Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2021. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website ([www.pleanala.ie](http://www.pleanala.ie)). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,

  
Violet Kennedy  
Executive Officer

BP100N

Land Use Planning & Transportation

26 MAY 2022

South Dublin County Council

Tel  
Glao Áitiúil  
Facs  
Láithreán Gréasáin  
Ríomhphost

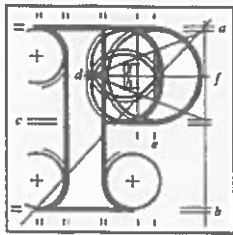
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Baile Átha Cliath 1  
D01 V902

64 Marlborough Street  
Dublin 1  
D01 V902





**An  
Bord  
Pleanála**

**Board Order  
ABP-312778-22**

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD21B/0531**

**Appeal** by Alison McGinley care of Peter Brennan of Hayfield House, Knocklyon Road, Templeogue, Dublin against the decision made on the 21<sup>st</sup> day of January, 2022 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Single storey extension and French doors to the rear, a front porch infill, internal renovations, a dormer roof to the front of the main roof and all ancillary works necessary to facilitate the development at 32, Mountdown Park, Manor Estate, Dublin.

## **Decision**

Having regard to the nature of the condition the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to **AMEND** condition number 2 so that it shall be as follows for the reason set out.

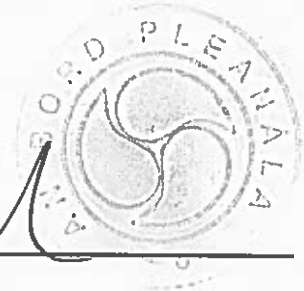
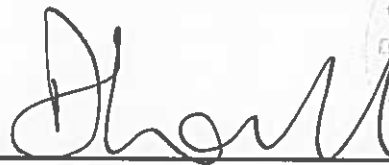
2. The window serving the proposed WC in the rear extension and facing southeast towards Number 30 Mountdown Park shall be omitted from the development and replaced by an additional rooflight serving this room. Details of this alteration shall be submitted for the written agreement of the planning authority prior to the commencement of development.

**Reason:** In the interest of protection of the residential amenity of the adjoining property.

## **Reasons and Considerations**

Having regard to the design and scale of the proposed development and its relationship to surrounding properties, it is not considered that other aspects of the proposed development would have a significant impact on residential or visual amenity and that they are in accordance with the proper planning and sustainable development of the area. It is therefore considered appropriate that, in accordance with section 139 of the Planning and Development Act 2000, as amended, that the appeal would be considered against conditions only.

Having regard to the design of the proposed rear extension, to the location of the window to the WC as indicated in the revised plans received by the planning authority on the 16<sup>th</sup> day of December 2021, including its proximity to the site boundary with Number 30 Mountdown Park, and to the clarity provided by the submission of the planning authority regarding the intended scope of Condition Number 2, it is considered appropriate in the interest of protection of the residential amenity of the adjoining property that the wording of Condition Number 2 would be amended to provide that the window proposed in the southeast-facing elevation serving the proposed WC would be omitted from the development.



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**Dave Walsh**

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

Dated this 24<sup>th</sup> day of *May* 2022

THE UNIVERSITY OF CHICAGO  
DEPARTMENT OF CHEMISTRY  
5800 S. UNIVERSITY AVENUE  
CHICAGO, ILLINOIS 60637

RECEIVED: [illegible]

BY: [illegible]

DATE: [illegible]

[illegible]

[illegible]

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