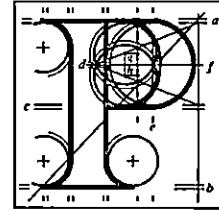


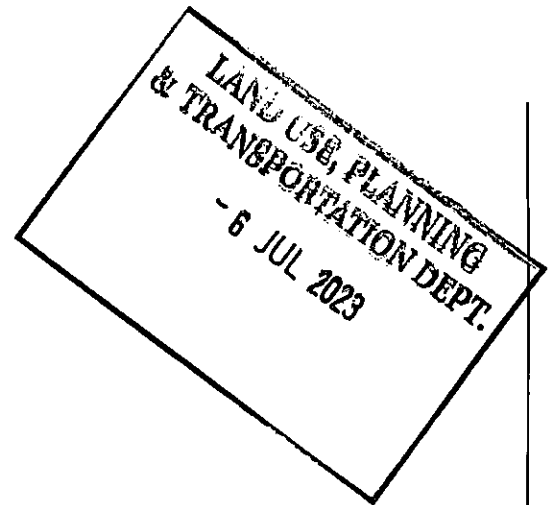
Our Case Number: ABP-314395-22

Planning Authority Reference Number: SD22B/0260



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24



Date: 06 JUL 2023

Re: Construction of extension and all associated site works
2 Willington Avenue, Templeogue, Dublin 6W.

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 2022. 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). 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.

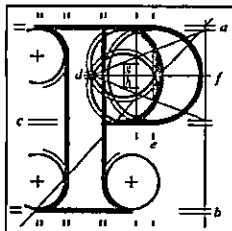
The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,

Mary Tucker
Executive Officer
BP100N

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



**An
Bord
Pleanála**

**Board Order
ABP-314395-22**

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22B/0260

Appeal by Teresa Wall care of Aoife Phelan of 507 Orwell Park Way, Dublin against the decision made on the 28th day of July, 2022 by South Dublin County Council to grant subject to conditions a permission to the said Teresa Wall in accordance with plans and particulars lodged with the said Council.

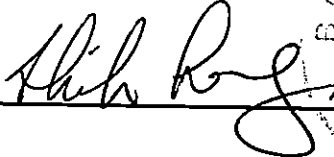
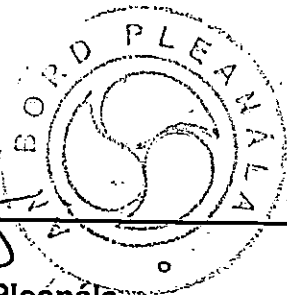
Proposed Development: Construction of a single storey extension with two rooflights to side of existing two-storey semi-detached house and all associated site works at 2 Willington Avenue, Templeogue, Dublin.

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, as amended, to REMOVE condition number 2 and the reason therefor.

Reasons and Considerations

Having regard to the site location in an established residential area, the surrounding pattern of development, the nature and scale of the proposed development, and the restriction on the use of the existing house and the proposed extension provided for by condition number 4 (b) of the planning authority's decision to grant permission, it is considered that the imposition of condition number 2 is not warranted and that the proposed development would not seriously injure the residential amenities of the area.

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

Dated this 5 day of July 2023.