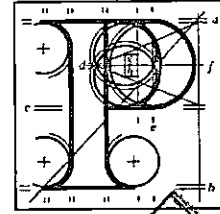


Our Case Number: ABP-315184-22

Planning Authority Reference Number: SD22B/0398



An
Bord
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

SCANNED

LAND USE, PLANNING
& TRANSPORTATION DEPT.
18 DEC 2023

Date: 14 DEC 2023

Re: Retention of obscure glazed screen to the north elevation in lieu of the approved circular window
(SD14A/0150, PL065.244270.)
Woodley Lodge, Washington Lane, Dublin 14

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned appeal 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.

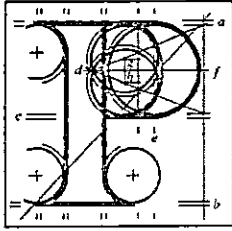
Yours faithfully,

Rory Kelleidy
Executive Officer

BP100PAN

Tel	Tel	(01) 858 8100
Glaos 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-315184-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22B/0398

Appeal by David Mellon care of Architects Workshop Limited of Suite 1, 20 Harcourt Street, Dublin against the decision made on the 1st day of November, 2022 by South Dublin County Council to grant subject to conditions a permission to Anthony Duffin care of BGDA Architects of Amberwood Studio, Washington Lane, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retain the existing obscure glazed screen to the north elevation, providing natural light to the stairwell of the existing dwelling in lieu of the approved circular window in a similar location (application SD14A/0150, PL06S.244270) at Woodley Lodge, Washington Lane, Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

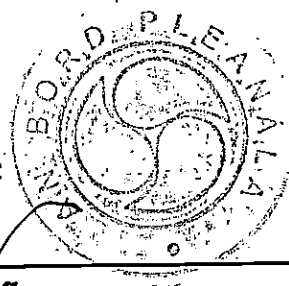
Reasons and Considerations

Having regard to the nature, size and positioning of the glazed screen, it is considered that the glazed screen proposed to be retained does not give rise to overlooking or injury to the amenities of property in the vicinity. It is considered that, subject to the condition set out below, the development proposed to be retained, accords with the policies and objectives of the South Dublin County Council Development Plan 2022-2028 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Condition

The development shall be retained in accordance with the plans, particulars and specifications submitted with the application received by the planning authority on the 6th day September 2022.

Reason: In the interest of clarity.




Mary Cregg

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

Dated this 13th day of December 2023.