

An
Coimisiún
Pleanála

Direction
ACP-323841-25

The submissions on this file and the Inspector's report were considered at a meeting held on 25/02/2026.

The Commission decided, generally as recommended by the Inspector, and as set out in the following Order,

Commission Order as follows:-

WHEREAS a question has arisen as to whether the installation of a timber bicycle shed and the installation of a timber bin shelter at 1 Maxwell Road, Rathmines, Dublin is or is not development and is or is not exempted development,

AND WHEREAS Padraig Francis requested a declaration on this question from Dublin City Council and the Council issued a declaration on the 10th day of October, 2025 stating that the matter is development and is not exempted development,

AND WHEREAS Padraig Francis referred the matter to An Coimisiún Pleanála for consideration on the 30th day of October, 2025,

AND WHEREAS An Coimisiún Pleanála, in considering this referral had regard to:

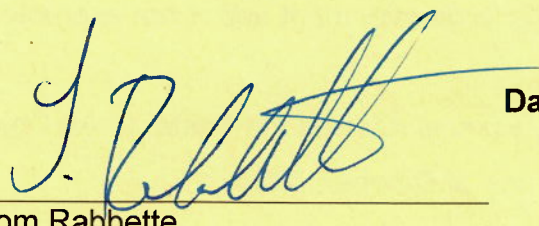
- (a) Sections 2(1) and Section 3(1) of the Local Government (Planning and Development) Act 1963, as amended;

- (b) Articles 6(1) and 9(1) of the Planning and Development Regulations 2001, as amended, and Class 3 of Part 1 of Schedule 2 of those Regulations; and
- (c) the pattern of development in the area.

AND WHEREAS An Coimisiún Pleanála has concluded that the construction of the bicycle shed and bin shelter in the front garden is development and is not exempted development on the grounds that the works are not in compliance with Condition and Limitation Number 1 of Class 3 of Part 1 of Schedule 2 of the Planning and Development Regulations 2001, as amended.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by Section 5(3)(a) of the Planning and Development Act 2000, as amended, hereby decides that the installation of a timber bicycle shed and the installation of a timber bin shelter at 1 Maxwell Road, Rathmines, Dublin is development and is not exempted development.

**Planning
Commissioner:**



Tom Rabbette

Date: 25/02/2026