



An  
Bord  
Pleanála

**Board Order  
PL 29S.248618**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 2508/17**

**Appeal** by Jill Twomey of 14 Raymond Street, Dublin against the decision made on the 12<sup>th</sup> day of May, 2017 by Dublin City Council to grant subject to conditions a permission to Martin Kelly care of Karl O'Mahony Architects of 3<sup>rd</sup> Floor, 121-122 Capel Street, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a mews house in the rear garden. The proposed mews house is to be located towards the end of the garden of the existing house and is to be accessed off Grosvenor Lane, parking is to be contained within the proposed site. The mews house will be two-storey with accommodation in the attic space above, with dormer windows and roof lights on both front and rear elevations. The existing rear site boundary wall onto Grosvenor Lane is to be modified to form the entrance to the mews. All at 69 Leinster Road, Rathmines, Dublin, a protected structure.

## **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.**

## **Matters Considered**

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the Z2 residential zoning objective for the area, the policies and objectives of the Dublin City Development Plan 2016-2022, the pattern of development along Grosvenor Lane and the location and design of the proposed mews dwelling, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity or have a negative impact on the character and setting of a conservation area or a protected structure. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. Site development and building works shall be carried out only between the hours of 08.00 to 19.00 Mondays to Fridays inclusive, between 08.00 to 14.00 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the residential amenities of property in the vicinity.

3. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health

4. The car parking space for the mews house shown on the submitted plans shall be kept free from obstruction at all times for the use by the occupier of the dwelling and shall not thereafter be used for any other purpose other than the parking of vehicles.

**Reason:** To ensure the provision of adequate off-street parking and to avoid the congestion of surrounding roads by parked vehicles, in accordance with the parking standards established in the Dublin City Development Plan 2016-2022.

5. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Bord Pleanála to determine the proper application of the terms of the Scheme.

**Reason:** It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

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

**Dated this        day of                                2017**