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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4146/17**

**Appeal** by Jane and Michael Collins care of Auveen Byrne and Associates of Lioscarran House, 32 Dale Road, Kilmacud, Stillorgan, County Dublin against the decision made on the 14<sup>th</sup> day of December, 2017 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of one number two-storey, two-bedroom plus study/bedroom, pitched roof mews house with vehicular garage and all associated drainage, demolition of north boundary wall, site works and landscaping all to the rear of 32 Dartmouth Square North, a Protected Structure, Ranelagh, 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 REMOVE condition number 3(a) and the reason therefor.

## **Reasons and Considerations**

Having regard to the Objective Z2 zoning objective for the area as provided for in the Dublin City Development Plan, 2016-2022, to the relationship of the proposed development to the existing protected structure on the site and to the pattern of development in the area including mews dwellings nearby with a mix of roofridge heights, it is considered that the proposed development would not seriously injure the visual amenities of the area and that the inclusion of condition number 3(a) is not warranted.

## **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.

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**Maria FitzGerald**

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

**Dated this            day of            2018.**