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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1625/17**

**Appeal** by John Coady of 5 Mountpleasant Parade, Ranelagh, Dublin and by Aileen Sheridan of 4 Mountpleasant Parade, Ranelagh, Dublin against the decision made on the 16<sup>th</sup> day of February, 2018 by Dublin City Council to grant subject to conditions a permission to Camilla Cullinane and Thomas O'Brien care of Tiago and Jane Architects of 40 Cross Avenue, Dún Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** The widening of the front gateway and internal remodelling of the existing terraced house, along with the replacement of the existing single storey return and extension, with a single storey extension to the rear of the original house connected by a single storey gallery to a two-storey extension at the rear of the property. All at 13 Mountpleasant Terrace, Ranelagh, 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.**

## **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 Z1 zoning objective relating to the site and the size and scale of the development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health and would be acceptable in terms of traffic safety and convenience. 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. The proposed development shall be amended as follows:
  - (a) The opaque screens along the garden boundary at the south-eastern corner of the site shall be omitted.
  - (b) The first-floor bedroom window facing eastwards onto the private lane serving the largest bedroom at first floor level shall be omitted.
  - (c) The existing vehicular entrance shall be widened to a maximum of 3.5 metres in width and the remaining front boundary shall match the existing wall and railing boundary in height, materials and finish.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of the amenities of property in the vicinity.

3. The developer shall comply with the following requirements with regard to the vehicular entrance:
  - (a) The vehicular access shall not have outward opening gates.
  - (b) The footpath and kerb shall be dished and widened at the entrance in accordance with the requirements of the planning authority.
  - (c) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development shall be at the expense of the developer.

**Reason:** To ensure a satisfactory standard of development in the interest of public safety.

4. 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.

5. The external finishes of the proposed extension including roof tiles/slates shall be the same as those of the existing dwelling in respect of colour and texture. Samples of the proposed materials shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity.

6. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

7. 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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**Paul Hyde**

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

**Dated this            day of            2018.**