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**Planning and Development Acts 2000 to 2020**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3916/20**

**Appeal** by Michael and Nessa Boyle of 9 Mountpleasant Square, Ranelagh, Dublin against the decision made on the 15<sup>th</sup> day of February, 2021 by Dublin City Council to grant subject to conditions a permission to Edenvale McHugh Limited Partnership care of Deaton Lysaght Architects of 44 South Richmond Street, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** Retention permission for single storey service room to rear, change of window position and alteration to proposed roof in existing single storey extension. Proposed new fibreglass roof finish on existing basement entrance and new bin storage platform to front at 10 Mountpleasant Square, Dublin (a Protected Structure).

**Decision**

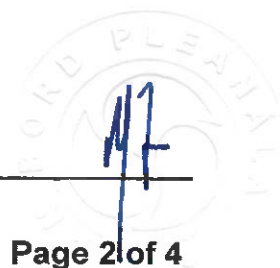
**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **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 design, scale and configuration of the proposed development, the development for which retention is sought, and the existing pattern of development, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development for which retention is sought, would be in accordance with the current Dublin City Development Plan policy, would not detract from the visual amenities of the area or the character and setting of the protected structure on site, the adjoining protected structures, and would be acceptable in the context of the amenities of adjoining properties. The proposed development and the development for which retention is sought, would, therefore, be in accordance with the proper planning and sustainable development of the area.



## Conditions

1. The development shall be retained, 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 retained, carried out and completed in accordance with the agreed particulars.

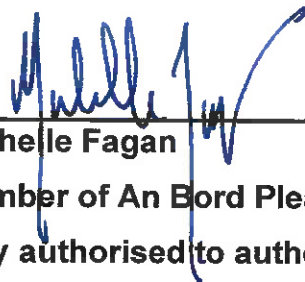
**Reason:** In the interest of clarity.

2. The developer shall comply with the following conservation requirements:
  - (a) A Conservation Architect shall be employed to devise, manage, monitor and implement the works on the site and to ensure adequate protection of the adjacent protected structures and their boundaries during the course of the works.
  - (b) All works hereby approved shall be carried out in accordance with best conservation practice and with the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011.

**Reason:** To ensure that the integrity of the adjacent protected structure is maintained and that all works are carried out in accordance with best conservation practice.

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 14 00 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 amenities of property in the vicinity.



Michelle Fagan

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



Dated this 30<sup>th</sup> day of July 2021