

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3650/21

Appeal by Niall Lynch care of Coakley O'Neill Town Planning Limited of NSC Campus, Mahon, Cork and by Kathleen Mangan care of Works Architecture and Design of 60 Haddington Road, Ballsbridge, Dublin against the decision made on the 1st day of December, 2021 by Dublin City Council to grant subject to conditions a permission to the said Kathleen Mangan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing shed and construction of two-storey and part three-storey detached mews house in the rear garden. The new house will include a garage and vehicular access to Grosvenor Lane, a screened terrace to the rear on the first floor, roof lights, alterations to existing boundary walls and all associated site works at 51 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.

Reasons and Considerations

Having regard to the Z2 zoning objective pertaining to the site, 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, would be acceptable from a visual amenity perspective and would generally 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, as amended by the further plans and particulars lodged with the planning authority 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. Prior to the commencement of development, a full drawing survey including a photographic record of all existing historic boundary walls and detailed schedules of any repair and reinstatement works to the original walls shall be submitted to, and agreed in writing with, the planning authority. The submitted details shall include a method statement for the raking out and re-pointing of the stonework and associated repair details, together with details of the historic stone coursing, sizes of stone as well as mortar colour.

Reason: In the interest of conservation.

3. Prior to commencement of development, full details including elevations and sections of the proposed new boundary wall with Number 51 Leinster Road shall be submitted to, and agreed in writing with, the planning authority. Where feasible, the new boundary wall shall provide for the reuse of the stone from the removed garden boundary walls.

Reason: In the interests of conservation and visual amenity.

4. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of any of the proposed mews dwelling without a prior grant of planning permission.

Reason: In order to ensure that a reasonable amount of private open space is provided for the benefit of the occupants of the proposed dwellings.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of all intended construction practice for the development, including measures for protection of existing development and boundary walls, construction traffic routing and management, construction parking, materials storage, site compound, noise management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

6. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 hours to 1400 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.

7. Details of the materials, colours and textures of all the external finishes to the proposed development, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

8. The developer shall comply with the following requirements of the Transport Planning Division of Dublin City Council:
- (i) A minimum laneway width of 5.5 metres on Grosvenor Lane shall be provided bounding the mews development.
 - (ii) Vehicular entrance shall not have outward opening gates.
 - (iii) 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.
 - (iv) The developer shall be obliged to comply with the requirements set out in the Code of Practice.

Reason: In the interest of traffic safety.

9. 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.

10. The developer shall enter into water supply and wastewater connection agreements with Uisce Éireann (formerly Irish Water), prior to commencement of development.

Reason: In the interest of public health.

11. Proposals for a name and numbering scheme for the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of urban legibility.

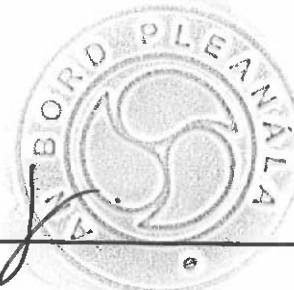
12. A plan containing details for the management of waste, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan.

Reason: To provide for the appropriate management of waste, especially recyclable materials, in the interest of protecting the environment.

13. 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 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.


Mary Gregg



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

Dated this 14th day of September 2023.