

An  
Bord  
Pleanála

## Board Order ABP-321325-24

---

### Planning and Development Acts 2000 to 2022

**Planning Authority:** Dublin City Council

**Planning Register Reference Number:** 4250/24

**Appeal** by Residents of Ratdown Crescent, Drive and Park care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 31<sup>st</sup> day of October, 2024 by Dublin City Council to grant subject to conditions a permission to Paula Lavery care of Kelliher Miller Architects of 10 Blessington Court, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Partial change of use of converted garage currently in residential use to dog grooming home-based business and associated site works, all at 16 Rathdown Crescent, Terenure, 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.

## Reasons and Considerations

It is considered that the proposed dog-grooming service, which can be defined as a home-based economic activity, is acceptable in principle having regard to the zoning objective that applies to the site, and that, subject to compliance with the conditions set out below, the proposed development would not have a material impact on surrounding residential amenity, would not give rise to any material impacts on the surrounding road network, would not generate any significant volumes of waste, and that proposals in relation to the disposal and collection of waste would be acceptable. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agree particulars.

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

2. This planning permission is granted for a limited period of three years from the date of this Order at which time the use hereby approved shall cease, unless a further permission has been granted prior to the expiry of that date.

**Reason:** In the interest of the proper planning and sustainable development of the area, and so that the effect of the proposed development may be reviewed having regard to the circumstances then prevailing.

3. The developer shall comply with the following requirements:

- (a) Hours of operation for the proposed dog grooming service shall be between 0830 to 1700 hours Mondays to Saturdays and not at all on Sundays or bank holidays.
- (b) The dog grooming business shall be operated solely in conjunction with the residential use of the main house and shall not be occupied, sub-let or sold separate to the residential element of the main house.
- (c) Dog grooming shall be by appointment only.
- (d) No dogs shall be accommodated overnight.
- (e) The business shall be operated solely by the applicant; no staff shall be employed.
- (f) The maximum number of dogs to be groomed in one day shall not exceed four.
- (g) No signage shall be permitted.

**Reason:** To protect the amenities of the adjoining properties.

4. Noise levels from the development shall not be so loud, so continuous, so repeated, or of such duration or pitch or occurring at such times as to give reasonable cause for annoyance to a person in any premises in the neighbourhood or to a person lawfully using any public place. In particular, the rated noise levels from the development shall not constitute reasonable grounds for complaint as provided for in BS4142 Method for rating industrial noises affecting mixed residential and industrial areas.

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

5. The developer shall enter into a contract with a waste collection company that is suitably licenced and qualified for the collection of animal waste.

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

6. 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 within six months of the date of this Order 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.

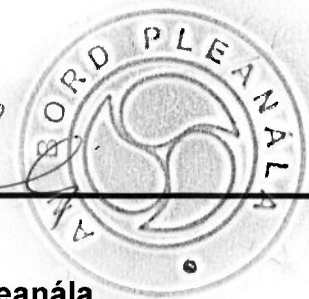


**Mary Henchy**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**



Dated this 10<sup>th</sup> day of March 2025.