

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 3288/24

APPEAL by Randalswood Construction Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 14th day of November 2024 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: The development will consist of: (i) demolition of existing single storey garage structure; (ii) construction of residential development comprising (a) one number two-storey two-bedroom mews dwelling with rear garden area; and, (b) one number three-storey four-bedroom mews dwelling with rear garden area; (iii) construction of new boundary walls to separate mews dwellings from number 29-30 Baggot Street Lower; and, (iv) all ancillary works, inclusive of landscaping, boundary works and SuDS drainage, necessary to facilitate the development, all at 29-30 Baggot Street Lower, Dublin. The subject properties, Number 29 Baggot Street (Recorded Protected Structure Number 353 and Number 30 Baggot Street (Recorded Protected Structure Number 354), are both Protected Structures.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

The existing laneway of Little Fitzwilliam Place from which the proposed mews dwellings would gain access is currently substandard and contrary to the relevant provisions of the Dublin City Development Plan, 2022-2028, including those outlined for access for mews development in section 15.13.5.4 and section 4.3.8 of Appendix 5 of the development plan. The proposed development would result in reversal of vehicular movements, including deliveries, emergency vehicles and refuse vehicles, onto or off Little Fitzwilliam Place and this arrangement would endanger public safety by reason of traffic hazard. The proposed development would set an undesirable precedent for other sites along the laneway, and would, therefore, be contrary to the proper planning and sustainable development of the area.

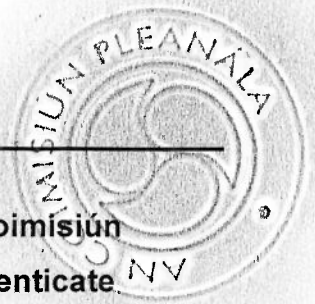


Patricia Callear

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 20th day of November 2025.