



An  
Bord  
Pleanála

## Board Order ABP-321435-24

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2223/24**

**Appeal** by Karol and Muireann Fox of 11 Mountpleasant Avenue Lower, Ranelagh, Dublin against the decision made on the 20<sup>th</sup> day of November, 2024 by Dublin City Council to grant subject to conditions a permission to Katie Groarke care of Gró Works of The Gallery, 20A Mountpleasant Avenue Lower, Ranelagh, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Alterations to a previously approved development (planning register reference number 2935/14) as follows: increase in ground floor area of approved dwelling from 45 square metres to 48 square metres resulting in a private rear garden space of 34 square metres. Kitchen/living space and associated bin storage and utility room are proposed at ground floor level. Reconfiguration of first and second floor layouts to provide three number bedrooms at first floor and a home office and an "in roof" winter garden (10 square metres) at the second-floor level. The proposed winter garden is enclosed on all sides. Increase in proposed car parking space and provision of two number off street bike parking spaces and reduction in roof profile from previously approved barrel vault roof to an in-line pitched roof. The development includes all ancillary works necessary to facilitate the development all at 20 Bannaville, Ranelagh, Dublin. This development is located to the rear of number 11 Mountpleasant Avenue Lower which is 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 pattern and character of existing development in the area, the design and scale of the proposed development, and the provisions of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in accordance with the zoning objective for the site, would not detract from the visual amenity of the area, would not seriously injure the residential amenity of surrounding properties, and would not endanger public safety or convenience by reason of traffic generation or otherwise. 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 agreed particulars.

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

2. A conservation expert with proven and appropriate expertise shall be employed to oversee the architectural detailing and materials in the new dwelling which shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

**Reason:** In order to protect the original fabric, character and integrity of the Protected Structure at 11 Mountpleasant Avenue Lower and to ensure that the proposed works are carried out in accordance with best conservation practice.

3. Within three months of the date of this Order, proposals for a house number/name and associated signage shall be submitted to, and agreed in writing with, the planning authority.

**Reason:** In the interest of urban legibility.

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 developer shall ensure that the development is served by adequate water supply and wastewater facilities and shall enter into a connection agreement(s) with Uisce Éireann to provide for a service connection(s) to the public water supply and wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

6. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays, inclusive, between 0800 and 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. All necessary measures shall be taken by the developer and contractor to avoid conflict between construction traffic/activities and traffic/road users, particularly pedestrians, during construction works.

**Reason:** In the interest of the proper planning and sustainable development of the area.

8. The developer shall comply with the following transportation requirements of the planning authority:

- (a) The vehicular entrance shall be a maximum width of three metres. No gates shall open outwards onto the public laneway.
- (b) A minimum of two number cycle parking spaces shall be provided per dwelling. Bicycle parking shall be in situ prior to the occupation of the dwellings. Cycle parking shall be secure, conveniently located, sheltered and well lit.
- (c) All costs incurred by the planning authority, 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.

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9. 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.

  
Patricia Calleary

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

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