



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322032-25

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3724/24**

**Appeal** by Colm O'Donnell of 64 Northumberland Road, Ballsbridge, Dublin against the decision made on the 11<sup>th</sup> day of February, 2025 by Dublin City Council to grant permission subject to conditions to Frontvale Limited care of Delahunty and Harley Architects of 11A Sydney Terrace, Blackrock, County Dublin for the proposed development.

**Proposed Development:** Planning permission is sought for the following works within the curtilage of a Protected Structure (reference number 5923). The development consists of: (a) construction of two number 152 square metres, flat-roof, three-storey, semi-detached, three-bedroom dwellings with private landscaped gardens to the front and rear, and recessed balconies to the front. (b) A new boundary wall with separate pedestrian and driveway gates to each dwelling along Lansdowne Park and off-street parking for one vehicle per house. (c) Three relocated car parking spaces for number 60 Northumberland Road, accessed from a lane with separate driveway gate from Lansdowne Park. (d) Pedestrian gates provided along the lane to access the rear of each new dwelling. (e) Soft and hard landscaping works associated with the gardens, lane, and car parking spaces. (f) All associated ancillary

works and connections to public services, at number 147-148 Lansdowne Park, Ballsbridge, Dublin, which is located to the rear of number 60 Northumberland Road, Dublin (A Protected Structure reference number 5923).

## **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**

The Commission made its decision consistent with:

- the Climate Action and Low Carbon Development Act 2015, as amended;
- the Climate Action Plan 2024 and Climate Action Plan 2025.

Having regard to the appeal site relating to number 60 Northumberland Road, a Protected Structure, and its visual setting which includes adjoining Protected Structures, to the site and its setting in an area zoned with the 'Z2' Residential Neighbourhoods (Conservation Areas) land use zoning objective under the Dublin City Development Plan, 2022-2028, to the prevailing nature, scale and pattern of existing development to the rear of Northumberland Road period properties with frontage onto Lansdowne Park, and to the compliance of this proposed development with relevant local and national planning provisions including but not limited to those set out under the said Development Plan relating to mews dwellings, subject to the revisions made under the further information response received by the planning authority on the 15<sup>th</sup> day of



January, 2025, that the proposed development located within a highly accessible serviced Dublin south city neighbourhood would provide contemporary design approach to optimise densities at this location whilst respecting the special character of its built heritage sensitive to change setting and the established residential and visual amenities of its surrounding setting, it is considered that, subject to compliance with the conditions set out below, the proposed development would comprise the efficient and site appropriate use of urban land, would not seriously injure the amenities of the area, would not have any undue visual or built heritage impacts on its setting, would be acceptable in terms of traffic safety and convenience, and would constitute an acceptable form of development at this location.

The Commission generally concurred with the Inspectors assessment. The Commission decided it is appropriate to provide pedestrian access to the front entrance of the proposed house, number 147, as otherwise access is limited to the rear pedestrian gate only, and, did not concur with the Inspector that any future development falling within Class 1 or Class 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended, should require planning permission, as this class of development includes criteria relating to garden size.

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 received by the planning authority on the 15<sup>th</sup> day of January, 2025, 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. Details of the materials, colours, and textures of all the external finishes to the proposed dwellings shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

3. The proposed dwellings indicated as 147 Lansdowne Park and 148 Lansdowne Park shall each be used as a single dwelling unit and shall not be used for multiple occupancy living units/non-residential uses, except where otherwise permitted by way of a separate grant of planning permission.

**Reason:** In the interest of clarity and to ensure proper planning and sustainable development.

4. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interests of visual and amenity.

5. The developer shall comply with the following requirements of the planning authority:
- (a) the office/study room at second floor level of the proposed dwelling units shall not be used as a bedroom,
  - (b) the in-curtilage car parking space for proposed dwelling unit at 147 Lansdowne Park shall be omitted and a revised boundary treatment addressing the public domain of Lansdowne Park shall be provided omitting the proposed vehicle entrance. In this regard, the existing on-street pay and display/permit parking bay shall be retained at its existing site and location. The location and design of a pedestrian only access, to provide access to the front entrance of number 147, shall be included in the revised drawings,
  - (c) a minimum of 11 number staff cycle parking spaces shall be provided as part of the development to serve 60 Northumberland Road. The developer shall comply with the requirements of the Cycle Design Manual in relation to cycle parking accommodation, and
  - (d) the developer shall undertake to implement the measures outlined in the Mobility Management Plan and to ensure that future employees of the proposed development comply with this strategy. A Travel Plan coordinator for the office shall be appointed to oversee and co-ordinate the preparation of individual plans.

Revised drawings showing compliance with (b) and (c) above shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of the proper planning and sustainable development of the area, of residential amenity and of urban legibility.



6. The developer shall comply with all requirements of the planning authority in relation to conservation matters. Specifically, the development shall comply with the following:-
- (a) a conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor, and implement the works to the building and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained building and facades structure and/or fabric;
  - (b) all existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works;
  - (c) in advance of works commencing on site, the developer shall submit the following information to the planning authority for written agreement:-
    - (i) the stone to be used in the proposed new boundary wall shall be granite to match the existing historic walls. Full details of all proposed new elements, such as toothing-in and repair work and details of the new boundary walls shall be submitted. The new elements shall match the original in terms of material, sizes of stone, coursing, and mortar colour (NHL 2), and
    - (ii) site exemplars for the repair of historic boundary walls, including the removal of pointing, raking out, cleaning, patch repairs, re-facing and repointing and new works to the walls to be agreed on site with the Conservation Officer prior to this package of works commencing;

- (c) all repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric;
- (d) the architectural detailing and materials in the new work shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area;
- (f) all works to the protected structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of Housing, Local Government and Heritage. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

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

7. The developer shall comply with all requirements of the planning authority in relation to traffic matters. Specifically, the development shall comply with the following:-
  - (a) prior to commencement of development, and on appointment of a main contractor, an updated Construction Management Plan shall be submitted to, and agreed in writing with, the planning authority. This plan shall provide details of intended construction practice for the development, including traffic management, hours of working, noise and dust management measures and off-site disposal of construction waste. The provision of cycle parking and changing



facilities shall be included for workers. The Construction Traffic Management Plan shall seek to minimise impact on the public road and potential conflict with pedestrians, cyclists, and public transport. The applicant shall liaise with Dublin City Council during the construction period, and

- (b) a servicing strategy plan shall be agreed in writing with the environment and transportation department of the planning authority prior to occupation of the first residential unit. Bins shall be stored in a designated bin store at the rear of the site and wheeled through the tunnel for collection from Lansdowne Park. This process shall be managed by a concierge service or similar to prevent obstruction of on-street parking, tunnel access and the carport.

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

- 8. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0700 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.



9. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** To prevent flooding and in the interest of sustainable drainage.

10. Prior to the commencement of development, the developer shall enter into a connection agreement(s) with Uisce Éireann (Irish Water) to provide for a service connection(s) to the public water supply and/or wastewater collection network.

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

11. (a) Prior to commencement of development, proposals for a development name and numbering scheme, and associated signage shall be submitted to, and agreed in writing with, the planning authority. Thereafter, all such names and numbering shall be provided in accordance with the agreed scheme.

- (b) The development name shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

**Reason:** in the interest of urban legibility and to ensure the use of locally appropriate place names for new residential areas.

12. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion or maintenance of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

**Reason:** To ensure the satisfactory completion and maintenance of the development until taken in charge.

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 Henchy

Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.

Dated this 10 day of July 2025

