

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322749-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 4267/24**

**Appeal** by Lewis Cummings of 9 Old Mount Pleasant, Ranelagh, Dublin against the decision made on the 29<sup>th</sup> day of May, 2025 by Dublin City Council to grant subject to conditions a permission to Brian Murray care of House and Extension Plans of 77 Camden Street Lower, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Construction of a one two-storey, three-bedroom semi-detached mews dwelling with access from Oxford Lane, all at rear of 8 Old Mount Pleasant, Ranelagh, Dublin, fronting onto Oxford Lane. The rear garden site is in the curtilage of 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 location of the site on residentially zoned lands, and the design and subservient scale of the proposed dwelling, together with the policies and objectives 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 not seriously injure the setting of the protected structure, would integrate appropriately within the established streetscape, as it addresses Oxford Lane, without undue impact to the visual and residential amenities in the area, and 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, as amended by the further plans and particulars received by the planning authority on the 2<sup>nd</sup> day of May, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

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

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

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

3. 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 and to ensure an appropriate standard of development.

4. (a) All works 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 the Environment, Heritage and Local Government. 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 reinstatement.
- (b) A conservation expert with proven and appropriate expertise shall be employed to monitor and implement the works and shall ensure adequate protection of the retained and historic fabric during the works. All permitted works shall be designed to cause minimum interference to the retained fabric and the curtilage of the protected structure.

**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.



5. Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. 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.

6. The developer shall comply with the following requirements:
- (a) The set-back to the front of the proposed development shall be taken in charge by the planning authority. Prior to commencement of development, details of works within the setback area, including materials, roads line markings, drainage and public lighting provision, shall be agreed in writing with the planning authority. All works shall be at the developer's expense.
  - (b) Refuse bins shall not be stored on the taken-in-charge laneway.
  - (c) All costs incurred by the planning authority, including repairs to the public road and services necessary as a result of the proposed development, shall be at the expense of the developer.

**Reason:** In the interest of pedestrian and vehicular safety.

7. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to 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.

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

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

9. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the proposed development, including routes for construction traffic, parking during the construction phase, noise and dust management measures and off-site disposal of construction/demolition waste.

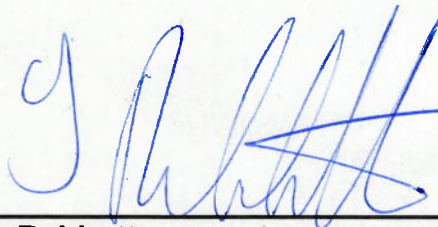
**Reason:** In the interest of public safety and amenity.

10. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 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 safeguard the residential amenities of property in the vicinity.

11. 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 Coimisiún 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.



**Tom Rabbette**

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

Dated this 26<sup>th</sup> day of Sept 2025.

