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

**Planning Authority: Dublin City Council**

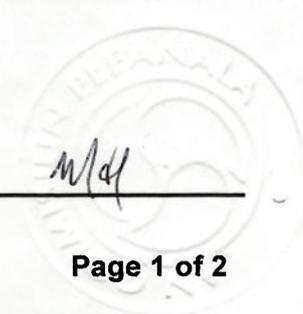
**Planning Register Reference Number: WEB2368/25**

**Appeal** by Derek Connolly and Antóin Doyle care of Antóinworks Limited of 60 Haddington Road, Ballsbridge, Dublin against the decision made on the 6<sup>th</sup> day of August, 2025 by Dublin City Council to refuse permission for the proposed development.

**Proposed Development:** Protected Structure: Construction of new two-storey detached mews house, including alterations to the existing front boundary wall to create a widened pedestrian access to Louis Lane, a small recessed first floor balcony with screening to the rear, all associated site works, and all ancillary works necessary to facilitate the development at Site on Louis Lane to the rear of number 11 Leinster Road, Rathmines, Dublin.

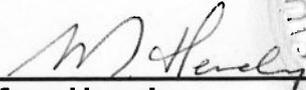
## **Decision**

**REFUSE** permission for the above proposed development for the reasons and considerations set out below.



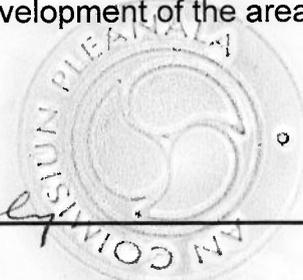
## Reasons and Considerations

Having regard to the inadequate width and limited capacity of Louis Lane to safely accommodate vehicular traffic, including emergency and service vehicles, and in the absence of a coordinated development strategy for the mews lane, the proposed development would be contrary to the standards outlined in Section 15.13.5 and Section 4.3.8 of Appendix 5 of the Dublin City Development Plan 2022-2028 as the proposed development fails to demonstrate safe access and egress for both vehicles and pedestrians and therefore the development would negatively impact the residential amenities of the surrounding area and would set an undesirable precedent for similar future developments. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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Mary Henchy

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

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