

An  
Coimisiún  
Pleanála

**Commission Order**  
**PL-500297-DN-25**

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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2285/25**

**Appeal** by Aidan McAvinue against the decision made on the 23<sup>rd</sup> day of October, 2025 by Dublin City Council to refuse permission.

**Proposed Development:** Construction of a detached single storey domestic garage (circa 74 square metres), including all associated site works with vehicular access from existing private lane on a site area of circa 0.038 hectares, all to the rear of 36 Ballymun Road, Glasnevin, Dublin.

## **Decision**

**GRANT** permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

## Reasons and Considerations

Having regard to the particular facts of this case, being a proposed domestic garage with access onto a private lane within the curtilage of the property and associated with the refurbishment of a house reverting to single family occupancy in an established part of the city, and taking into account the policies of the Dublin City Development Plan 2022 - 2028 to support family friendly living in the city, and the associated provisions in relation to parking, it is considered that, subject to compliance with the conditions set out below, the proposed development would 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 30<sup>th</sup> day of September, 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. The proposed garage shall be used solely for purposes incidental to the enjoyment of the dwellinghouse, as such, and shall not be used for any commercial or other purposes.

**Reason:** To protect the residential amenities of the area.

3. 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.

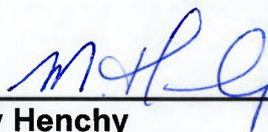
**Reason:** To prevent flooding and in the interest of sustainable drainage.

4. If, during the course of site works any archaeological material is discovered, the planning authority shall be notified immediately. The National Monuments Service, the Department of Housing, Heritage and Local Government, and the National Museum of Ireland shall also require notification.

**Reason:** In the interest of preserving (in situ or by record) archaeological material likely to be damaged or destroyed in the course of development.

5. 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 Comisiún 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 12<sup>th</sup> day of March 2026.