

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5176/25

Appeal by David Curtin against the decision made on the 12th day of November, 2025 by Dublin City Council to refuse permission.

Proposed Development: Demolition of existing single storey shed structure to the rear and construction of two-storey, two-bedroom mews dwelling accessed via the rear laneway from Donore Avenue. The dwelling will be served by two number secure bicycle parking spaces and bin storage within a courtyard to front of proposed dwelling, provision of private amenity space in the form of a first-floor terrace (15.8 square metres) and permission is also sought for all associated site and infrastructural works, inclusive of boundary treatments, landscaping and SuDS drainage necessary to facilitate the development, all at land to the rear of 207 South Circular Road, 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 policies and objectives contained in the Dublin City Development Plan 2022-2028, the zoning of the site, the infill nature of the proposed development, the design and layout of the proposed dwelling, the proposed access in close proximity to the junction with Donore Avenue, and the servicing arrangements, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of future occupants or neighbouring residential properties in the area, would be in keeping with the residential character of the area, would not of itself constitute a precedent for further development into the laneway due to the ability to draw on servicing to the front of number 207 South Circular Road, and would not would endanger public safety by reason of traffic hazard. The proposed development would be in accordance with the provisions of the Dublin City Development Plan 2022-2028, 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 An Coimisiún Pleanála on the 9th day of December, 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. Servicing for the construction and operation of the proposed dwelling, including for bin collection and deliveries, shall take place to the front of number 207 South Circular Road only. Details of arrangements in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of clarity.

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. All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay, rubble or other debris on the public road network. The developer shall repair any damage to the public road arising from carrying out works and shall avoid any conflict between construction activities and pedestrian and vehicular movements on the surrounding public roads.

Reason: In the interest of amenities, public health and safety and environmental protection.

5. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a full Construction Management Plan which shall be adhered to during construction. This plan shall provide updated vehicle tracking movements and parking and storage locations for each stage of construction in addition to details of intended construction practice for the proposed development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

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

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

7. 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. The proposed name(s) 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 placenames for new residential areas.

8. 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.

9. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

Reason: In the interest of visual and residential 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 agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

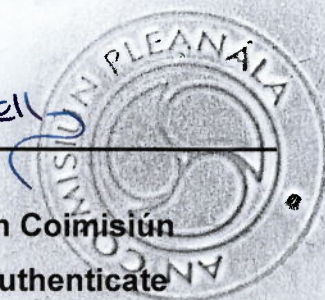
11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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.

Eamonn James Kelly

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



Dated this *31st* day of *March*, 2026.