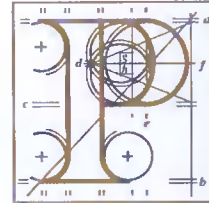


**Our Case Number:** ABP-313559-22

**Planning Authority Reference Number:** SD22A/0063



**An  
Bord  
Pleanála**

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24



**Date:** 13 May 2022

**Re:** Demolition of shed/garage building to rear, construction of house, vehicular entrance off Brideswell Lane and all ancillary site development works.  
97 Boot Road, Clondalkin, Dublin 22.

Dear Sir / Madam,

Enclosed is a copy of an appeal under the Planning and Development Act, 2000, (as amended).

**Submissions of documents etc., to the Board. N.B. Copies of I-plans are not adequate, all drawings and maps should be to scale in accordance with the provisions of the permission regulations.**

1. The planning authority is required to forward specified documents to the Board under the provisions of section 128 and section 37(1)(b) of the Planning and Development Act, 2000, (as amended). Please forward, **within a period of 2 weeks beginning on the date of this letter, the following documents:-**

- (i) a copy of the planning application made to the planning authority and a copy of any drawings, maps (including ordnance survey number) particulars, evidence, a copy of any environmental impact statement, other written study or further information received or obtained by your authority in accordance with regulations under the Acts. If practicable, the original of any drawing with coloured markings should be provided or a coloured copy,
- (ii) a copy of any technical or other reports prepared by or for the planning authority in relation to the application,
- (iii) a certified copy of the relevant Manager's Order giving the decision of the planning authority,
- (iv) a copy of the notification of decision given to the applicant,
- (v) particulars of the applicant's interest in the land or structure, as supplied to the planning authority,
- (vi) a copy of the published notice and a copy of the text of the site notice erected on the land or structure,

<b>Teil</b>	<b>Tel</b>	(01) 858 8100
<b>Glaó Áitiúil</b>	<b>LoCall</b>	1890 275 175
<b>Facs</b>	<b>Fax</b>	(01) 872 2684
<b>Láithreán Gréasáin</b>	<b>Website</b>	www.pleanala.ie
<b>Ríomhphost</b>	<b>Email</b>	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902

under section 48(2)(c) of the Act. Any such contingency submission, in circumstances which your authority decided to refuse permission, would be without prejudice to your authority's main submission in support of its decision.

Please quote the above appeal reference number in any further correspondence.

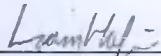
I hereby certify that the planning authority has complied with section 128 and section 37(1)(b) of the 2000 Act, (as amended), and that all material relevant to (ABP-313559-22) the request at 1 on page 1 of this letter has been forwarded.

**Signed:** \_\_\_\_\_

**Print:**( \_\_\_\_\_ )

**Date:** \_\_\_\_\_

Yours faithfully,



\_\_\_\_\_  
Liam Halpin  
Direct Line: 01-8737280

BP07

**Teil** (01) 858 8100  
**Glaó Áitiúil** LoCall 1890 275 175  
**Facs** (01) 872 2684  
**Láithreán Gréasáin** Website www.pleanala.ie  
**Riomhphost** Email bord@pleanala.ie

64 Sráid Maoilbhríde 64 Marlborough Street  
Baile Átha Cliath 1 Dublin 1  
D01 V902 D01 V902



**STEPHEN MASON**  
**ARCHITECTURAL AND PLANNING SERVICES**  
2 Clonkeefy, Castlerahan, Ballyjamesduff, Co Cavan  
MOBILE - 087 746 4003  
TEL - 049 8542727  
EMAIL - [stephenmasontech@yahoo.ie](mailto:stephenmasontech@yahoo.ie)  
WEB - [stephenmasonaps.com](http://stephenmasonaps.com)

9<sup>th</sup> May 2022

An Bord Pleanála  
64 Marlborough Street  
Dublin 1

**SOUTH DUBLIN COUNTY COUNCIL PLANNING APPLICATION REF: SD22A/0063**

**LOCATION: 97 BOOT ROAD, CLONDALKIN, DUBLIN 22, D22 X2P7**

**PROPOSAL: PLANNING PERMISSION SOUGHT FOR**

**(1) THE DEMOLITION OF THE EXISTING SHED/GARAGE BUILDING TO THE REAR OF THE EXISTING DWELLING (2) THE CONSTRUCTION OF 1NO. 2 BEDROOM 3 PERSON DETACHED SINGLE STOREY PITCHED ROOF MEWS DWELLING WITH ATTIC CONVERSION, AND A SINGLE STOREY FLAT ROOF REAR PROJECTION LOCATED TO THE REAR OF THE EXISTING DWELLING AND FRONTING ONTO BRIDESWELL LANE. (3) THE VEHICULAR ENTRANCE IS OFF BRIDESWELL LANE. (4) CONNECTION TO ALL PUBLIC SERVICES. (5) ALL NECESSARY ANCILLARY SITE DEVELOPMENT WORKS TO FACILITATE THIS DEVELOPMENT**

Dear Sir/Madam:

On behalf of our client Mr John Dunne (first party) of 64 Monastery Park, Clondalkin, Dublin 22, we wish to appeal the Decision of South Dublin County Council to REFUSE PERMISSION for the above as per Decision Order No: 0494 dated 19<sup>th</sup> April 2022.

Please find enclosed:

- An Bord Pleanála Planning Appeal Form.
- The statutory First Party Submission fee of €220.00.

**OTHER PLANNING – DECISION PENDING**

A Planning Application for residential development within the rear garden of no 104 Boot Road, is running concurrently with this Planning Application for residential development within the rear garden of no 97 Boot Road.

<b>AN BORD PLEANÁLA</b>	
LDG-	<u>052872-22</u>
ABP-	_____
11 MAY 2022	
Fee: €	<u>220</u> Type: <u>cheque</u>
Time: _____	By: <u>post</u>

South Dublin County Council Planning Application Ref: SD22A/0062. (no 104).

Proposal: Planning Permission sought for

(1) The demolition of the existing shed/garage building to the rear of the existing dwelling (2) The construction of 2no. 2 bedroom 3 person detached two storey pitched roof mews dwellings with a single storey flat roof rear projection, located to the rear of the existing dwelling and fronting onto Brideswell Lane. (3) The vehicular entrance is off Brideswell Lane (4) connection to all public services, and (5) all necessary ancillary site development works to facilitate this development

This Planning Application was Refused permission by South Dublin County Council on 19-04-2022. This decision is also being appealed to An Bord Pleanala.

These 2no Planning Applications, are a coordinated approach to provide residential development on other lands in the vicinity of the previously approved the Mews Application for the rear garden of no 99 Boot Road, and will aim to fulfil the development potential of the un-developed serviced lands within a residential environment in the vicinity along the laneway.

A total of 4no houses would be initially be constructed facing onto Brideswell Lane.

These 2no Planning Applications (no 99 and no 104) are likely to begin a process of consolidating the residential amenity of area.

Refer to attached drawing 441-200, which indicates the previous approved residential properties and the proposed residential properties, within the rear gardens facing onto Brideswell Lane.

## **SITE LOCATION**

The subject site is located in the established residential area of Boot Road in Clondalkin, Dublin 22.

This area is made up of mostly two storey dwellings in terraces of four with long rear gardens.

The subject site is well located in close proximity to and well served by public bus routes.

The subject site is easily accessible by car, bicycle and foot.

The centre of Clondalkin village which has services that fulfil occasional and day to day needs, is within walking distance from the subject site.

The subject site is accessed by the laneway to the rear known as Brideswell Lane.

The laneway is a cul de sac and is maintained by the Local Authority.

There is no direct pedestrian access from the subject site to Fonthill Road or the petrol station.

Our reasons to appeal the decision to REFUSE PLANNING PERMISSION include:

- The proposed Mews development is to provide a residential dwelling, on serviced lands to the rear of a substantial garden of the main house at 97 Boot Road.

There was no Third Party Observations to this Planning Application.

- As per the current South Dublin County Council Development Plan 2016 – 2022.  
The subject development site is zoned A.  
'to protect and/or improve residential amenity'.

The development potential of the rear gardens in the area served by the laneway is evident.

- This Planning Application (and no 104) will continue the process of providing residential development on residential zoned lands.
- An Bord Pleanala previously approved the Mews Application for the rear garden of no 99 Boot Road.

Planning Application details:

Planning Application Reference: SD19A/0385

Proposed Development: Conversion of an existing single storey structure into a two bed mews dwelling with one reception room; kitchen/dining area; bathroom; rear garden with all associated site works; existing structure will be given a new pitched roof; parking will utilise the existing three spaces off Brideswell Lane.

Date Received: 11-12-2019.

Decision Date: 12-02-2020.

Decision: Refuse Permission.

This decision was appealed to An Bord Pleanala by the applicant.

An Bord Pleanala Reference: ABP-306855-20

Decision Date of An Bord Pleanala: 31-07-2020 to Grant Permission.

The previous approved Planning Application for no 99, set a precedent for this type of development, and as a result of this favourable decision the applicant sought to develop there own site.

- There are a number of commercial businesses located on the lane, which we understand may be operating without the benefit of Planning Permission and are inconsistent with the land-use zoning objective.

We submit that the commercial business currently operating at no 97 has Planning Permission.

- Following any Grant of Planning Permission the current commercial activities at no 97 (and no 104) will cease.

This will greatly remove a number of vehicles which access and park within the lane.

- After the re-development of no 97 (and 104) there will be upto 3no commercial businesses remaining at the rear off nos 96, 101 and 102 Boot Road, which would not be in accordance with the proper planning and sustainable development of the area.
- The proposed Mews development is in accordance with current South Dublin County Council Development Plan and the document Quality Housing for Sustainable Communities.

Development Standards are complied with for:

- Separation distance.
  - Private open space provision.
  - Refuse bins storage.
  - Car parking.
- The subject site is accessed by the laneway to the rear known as Brideswell Lane. The laneway is a cul de sac and is maintained by the Local Authority. There is no direct pedestrian access from the subject site to Fonthill Road or the petrol station.

Public lighting exists to part of the lane.

A 1.3m wide footpath exists to part of the lane, as far as the crèche building.

The clear width of the lane is minimum c.6m.

This is sufficient width to extend the footpath and provide a c.4.5m access road.

## **CONCLUSION**



Mews houses are synonymous with Dublin, and this Planning Application (and no 104) seeks to provide a much needed dwelling house on serviced lands, within an existing residential area, which will aid with the housing crises.

This proposed development makes the most use of un-developed serviced lands within a residential environment.

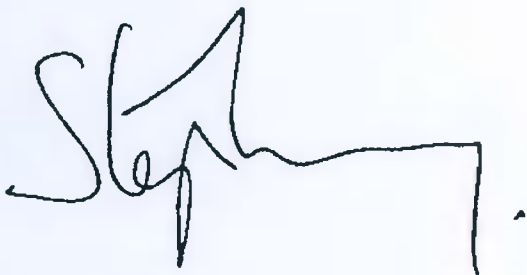
These 2no Planning Applications, (no 99 and no 104) are a coordinated approach to provide residential development on other lands in the vicinity of no 99, and will aim to fulfil the development potential of the un-developed serviced lands within a residential environment in the vicinity along the laneway.

These 2no Planning Applications (no 99 and no 104) are likely begin a process of consolidating the residential amenity of area.

The character of the laneway would be improved by the proposed development(s), and would not have a negative visual impact on existing or future residential amenity in the area.

We ask that An Bord Pleanala reverse the Decision of South Dublin County Council.

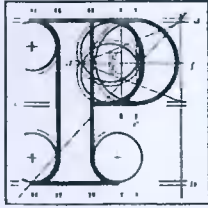
Yours sincerely,

A handwritten signature in black ink, appearing to read 'Stephen', followed by a long horizontal line and a vertical line at the end.

**STEPHEN MASON**

**STEPHEN MASON ARCHITECTURAL AND PLANNING SERVICES**

On behalf of Mr John Dunne (applicant / first party).



An  
Bord  
Pleanála

## Planning Appeal Form

---

### Your details

**1. Appellant's details (person making the appeal)**

Your full details:

(a) Name

John Dunne

(b) Address

64 Monastery Park  
Clondalkin  
Dublin 22

### Agent's details

**2. Agent's details (if applicable)**

If an agent is acting for you, please **also** provide their details below. If you are not using an agent, please write "Not applicable" below.

(a) Agent's name

Stephen Mason

(b) Agent's address

2 Clonkeefy  
Castlerahan  
Ballyjamesduff



Co Cavan

A82 H330

087 7464003

## Postal address for letters

3. During the appeal we will post information and items to you or to your agent. For this appeal, who should we write to? (Please tick ✓ one box only.)

You (the appellant) at the address in Part 1

The agent at the address in Part 2

## Details about the proposed development

4. Please provide details about the planning authority decision you wish to appeal. If you want, you can include a copy of the planning authority's decision as the appeal details.

**(a) Planning authority**

(for example: Ballytown City Council)

South Dublin County Council

**(b) Planning authority register reference number**

(for example: 18/0123)

SD21A / 0063

**(c) Location of proposed development**

(for example: 1 Main Street, Baile Fearainn, Co Ballytown)

Rear of 97 Boot Road, Clondalkin, Dublin 22

## Appeal details

5. Please describe the grounds of your appeal (planning reasons and arguments). You can type or write them in the space below or you can attach them separately.

Refer to attached letter with supporting documents

## Supporting material

6. If you wish you can include supporting materials with your appeal.

Supporting materials include:

- photographs,
- plans,
- surveys,
- drawings,
- digital videos or DVDs,
- technical guidance, or
- other supporting materials.

## Acknowledgement from planning authority (third party appeals)

7. If you are making a third party appeal, you **must** include the acknowledgement document that the planning authority gave to you to confirm you made a submission to it.

## Fee

8. You **must** make sure that the correct **fee** is included with your appeal. You can find out the correct fee to include in our [Fees and Charges Guide](#) on our website.

## Oral hearing request

9. If you wish to [request the Board to hold an oral hearing](#) on your appeal, please tick the “yes, I wish to request an oral hearing” box below.

Please note you will have to pay an **additional non-refundable fee** of €50. You can find information on how to make this request on [our website](#) or by contacting us.

If you do not wish to request an oral hearing, please tick the “No, I do not wish to request an oral hearing” box.

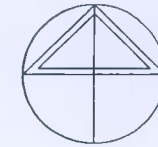
**Yes, I wish to request an oral hearing**

**No, I do not wish to request an oral hearing**

NALA has awarded this document its Plain English Mark

Last updated: April 2019.





NORTH

ORDNANCE SURVEY  
LOCATION PLAN  
AS PROPOSED  
(1 TO 500)

THIS DRAWING  
INDICATES THE NEW  
HOUSING AS GRANTED  
PLANNING PERMISSION  
AND THE NEW HOUSING  
SUBJECT TO PLANNING  
PERMISSION



SCHEDULE OF NEW HOUSING

- H1 2 STOREY 2 BED DETACHED DWELLING  
AS PER PLANNING REF SD19A/0131  
NOT CONSTRUCTED TO-DATE
- H2 2 BED MEWS DWELLING  
AS PER PLANNING REF SD19A/0385  
NOT CONSTRUCTED TO-DATE
- H3 (\*) 2 BEDROOM 3 PERSON DETACHED SINGLE STOREY PITCHED ROOF  
MEWS DWELLING WITH ATTIC CONVERSION, AND A SINGLE STOREY  
FLAT ROOF REAR PROJECTION LOCATED TO THE REAR OF THE  
EXISTING DWELLING AND FRONTING ONTO BRIDESWELL LANE
- H4 (\*) 2 BEDROOM 3 PERSON DETACHED TWO STOREY PITCHED ROOF  
MEWS DWELLINGS WITH A SINGLE STOREY FLAT ROOF REAR  
PROJECTION, LOCATED TO THE REAR OF THE EXISTING DWELLING  
AND FRONTING ONTO BRIDESWELL LANE
- H5 (\*) 2 BEDROOM 3 PERSON DETACHED TWO STOREY PITCHED ROOF  
MEWS DWELLINGS WITH A SINGLE STOREY FLAT ROOF REAR  
PROJECTION, LOCATED TO THE REAR OF THE EXISTING DWELLING  
AND FRONTING ONTO BRIDESWELL LANE

(\*) SUBJECT TO PLANNING PERMISSION

AS PROPOSED

AS PROPOSED

ORDNANCE SURVEY PLAN REF  
MAP SERIES: 1:1000  
MAP SHEET: 3326-14  
ITM CENTRE POINT CO-ORDINATE  
X,Y = 706962, 730527

PLANNING PERMISSION FOR (2) THE CONSTRUCTION OF 1NO. 2 BEDROOM 3 PERSON DETACHED SINGLE STOREY  
PITCHED ROOF MEWS DWELLING WITH ATTIC CONVERSION, AND A SINGLE STOREY FLAT ROOF REAR PROJECTION  
LOCATED TO THE REAR OF THE EXISTING DWELLING AND FRONTING ONTO BRIDESWELL LANE, (3) THE VEHICULAR  
ENTRANCE IS OFF BRIDESWELL LANE, (4) CONNECTION TO ALL PUBLIC SERVICES, (5) ALL NECESSARY ANCILLARY SITE  
DEVELOPMENT WORKS TO FACILITATE THIS DEVELOPMENT  
AT  
97 BOOT ROAD, CLONDALKIN, DUBLIN 22, D22 X2P7  
FOR  
JOHN DUNNE

PLANNING APPLICATION DRAWING

SCALE 1 TO 500

DRW NO

441 / 201

DATE JANUARY 2022

STEPHEN MASON  
ARCHITECTURAL AND PLANNING SERVICES  
7 CLONKEEPLY, CASTLERAHAN  
BALLYJAMESBOUFF, CO CAVAN  
TEL - 087 748 4003

SCALE: DRAWING TO SCALE AT A1 SIZE