

An
Coimisiún
Pleanála

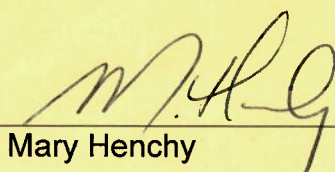
Direction
CD-020489-25
ABP-322013-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04/06/2025 and 14/08/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Mary Henchy

Date: 14/08/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, in particular the zoning objective and Appendix 18 relating Ancillary Residential Accommodation, Alterations at Roof Level/ Attics/ Dormers/ Additional Floors', and the nature, scale and design of the proposed development, it is considered that, subject to compliance with the conditions below, the development would not impact on adjoining structures or on the amenities of adjoining properties, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on 9 th December 2024 as amended by drawings submitted to An Commission Pleanála 14th July 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The site development and construction works shall be carried out in such a manner as to ensure that the adjoining streets are kept clear of debris, soil and other material and cleaning works shall be carried on the adjoining public roads by the developer and at the developer's expense on a daily basis.

Reason: To protect the residential amenities of properties in the vicinity.

3. Site development and building works shall be carried out only between the hours of 8.00am to 7.00pm Monday to Friday inclusive, 8.00am to 2.00pm Saturdays and no works permitted on site on Sundays and public holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been obtained from the Planning Authority. Reason: In order to safeguard the residential amenities of property in the vicinity.

Note:

The Commission having considered the Inspectors recommendation wrote to all parties under Section 137 of the Planning and Development Act as amended. The Applicant revised the dormer structure reducing the scale of the dormer previously proposed (this submission was circulated to all parties), on foot of these revisions the Commission decided the revised dormer accorded with Appendix 18, Section 5 of the Dublin City Development Plan 2022-2028 and did not detract from the residential amenity of property in the area.