

An  
Coimisiún  
Pleanála


**Direction**  
**CD-020786-25**  
**ABP-322749-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 22/09/2025.

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:**

  
Tom Rabbette

**Date:** 24/09/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the location of the site on residentially zoned lands, and the design and subservient scale of the proposed dwelling together with the policies and objectives of the Dublin City Council Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be injurious to the setting of the Protected Structure, would integrate appropriately within the established streetscape as it addresses Oxford Lane without undue impact to the visual and residential amenities in the area. The proposed development 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, as amended by the further plans and particulars received by the planning authority on the 2<sup>nd</sup> day of May 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. Development described in Classes 1 or 3 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, or any statutory provision modifying or replacing them, shall not be carried out within the curtilage of any of the proposed dwellinghouses without a prior grant of planning permission.

**Reason:** In the interest of residential amenity.

3. Details of the materials, colours and textures of all the external finishes shall be submitted and agreed in writing with the Planning Authority prior to the commencement of the development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

4. (a) All works shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of the Environment, Heritage and Local Government. Any repair works shall retain the



maximum amount of surviving historic fabric in situ. Items to be removed for repair off site shall be recorded prior to removal, catalogued and numbered to allow for authentic reinstatement.

(b) A conservation expert with proven and appropriate expertise shall be employed to monitor and implement the works and shall ensure adequate protection of the retained and historic fabric during the works. All permitted works shall be designed to cause minimum interference to the retained fabric and the curtilage of the Protected Structure.

**Reason:** In order to protect the original fabric, character and integrity of the Protected Structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

5. Proposals for an estate/street name, house/apartment numbering scheme and associated signage shall be submitted to an agreed in writing with the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house/apartment numbers, shall be provided in accordance with the agreed scheme. 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.

6. The developer shall comply with the following requirements;

- (a) The set-back to the front of the development shall be taken in charge by Dublin City Council. Prior to commencement of the development, details of works within the setback area including materials, roads line markings, drainage and

public lighting provision shall be agreed in writing with the planning authority.  
All works shall be at the applicant/developers expense.

- (b) Refuse bins shall not be stored on the taken – in – charge laneway.
- (c) All costs incurred by the Planning Authority, including repairs to the public road and services necessary as a result of the development shall be at the expense of the developer.

**Reason:** In the interest of pedestrian and vehicular safety.

- 7. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the 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 interests of sustainable drainage.

- 8. Prior to the commencement of development the developer shall enter into a Connection Agreements with Uisce Eireann (Irish Water) to provide for a service connections to the public water supply and/or wastewater collection network.

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

- 9. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including routes for construction traffic, parking during the construction phase, noise and dust management measures and off-site disposal of construction/demolition waste.



**Reason:** In the interest of public safety and amenity.

10. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the Planning Authority.

**Reason:** In order safeguard the residential amenities 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.