



An
Coimisiún
Pleanála

Direction
CD-020794-25
ACP-322846-25

The submissions on this file and the Inspector's report were considered at a meeting held on 25/09/2025.

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:

Marie O'Connor
Marie O'Connor

Date: 25/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Dublin City Development Plan 2022-2028, and in particular the Z2 zoning objective, Policy BHA9 and Appendix 18, it is considered that subject to compliance with the conditions set out below the proposed development would protect the special interest and character of the residential conservation area and would not seriously injure the residential amenity of neighbouring dwellings. 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, 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 proposed development shall be amended as follows:
 - (a) The first-floor extension shall be reduced in length to a maximum three metres when measured externally.
 - (b) The west-facing window towards the southern end of Lizzy's Bedroom shall be omitted and replaced with a high-level window fitted with obscure glass.
 - (c) The corner window serving Bedroom number 3 shall be omitted. This bedroom shall be served by a rear window only.

Reason: To protect the residential amenity of neighbouring property.

3. The containment within the site of runoff from the roof and the attenuation and 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 containment, attenuation and disposal of surface water from the site for the written agreement of the planning authority.

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

4. Details of the materials, colours and textures of all the external finishes of 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.

5. 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 hours of working, noise and dust management measures and off-site disposal of construction and demolition waste.

Reason: In the interest of public safety and amenity.

6. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

7. The home office and gym garden room shall be for domestic-related uses only, ancillary to the use of the existing dwelling and shall not be used for human habitation. It shall not be separated from the existing dwelling by lease or sale.

Reason: In the interest of residential amenity.

8. No flat roof of the property shall be used as a balcony or terrace, unless authorised by a prior grant of planning permission.

Reason: To protect the residential amenities of neighbouring properties.

9. 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 the 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 the 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.