

An
Coimisiún
Pleanála

Direction
CD-021164-25
ACP-323335-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04/11/2025.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below, that the planning authority be directed, as follows:

Amend condition number 2 as follows

The development hereby permitted shall incorporate the following amendments

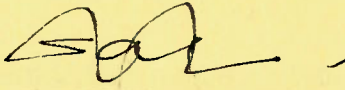
- a) The proposed first floor roof garden shall be reduced in depth by an offset of 1.2m from the rear (eastern) boundary and a raised planter with 1.5m high screening shall form the eastern edge of the revised roof terrace area. The rear parapet wall on the eastern boundary of the site shall be reduced in height to maximum 250mm above roof level.
- b) The frameless glazed screening above the perimeter parapet walls shall be replaced with a metal railing / perforated screen.
- c) The roof garden shall be planted in accordance with a scheme of landscaping. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Revised drawings and landscaping details shall be submitted for the written approval of the planning authority prior to commencement of the development.

Reason: To protect the amenities of the surrounding residents.

Planning

Commissioner:



Emer Maughan

Date: 05/11/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028 including inter alia Volume 2 Appendix 18 in relation to residential extensions, the Z1 zoning of the land, the inner urban location where there are limited opportunities for ground floor amenity provision, the innovative design solution proposed for the provision of open space, the design quality of the proposed extension and private amenity space, it is considered that the proposed roof garden, subject to the amendments outlined above, would not unacceptably affect the amenities of neighbouring properties nor would it result in any significant loss of privacy to the residents of adjoining properties.

In deciding not to accept the Inspector's decision to attach the planning authority's condition number 2 requiring the omission of the roof terrace and glazed door to the terrace, the Commission considered that the quality of design, which responds to the

specific site conditions and the material palette specified for the proposed roof garden with integrated planting and screening to the perimeter, mitigates against undue overlooking, overbearing and overshadowing of neighbouring properties and subject to the amendments outlined above would provide for an attractive private amenity space on a restricted urban site, would not give rise to undue overlooking or loss of privacy, and would not injure the residential amenities of the adjoining properties.