



An  
Coimisiún  
Pleanála

**Direction**  
**CD-021338-25**  
**ACP-323409-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 18/11/2025.

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.

(The Commission noted the error at para. 7.3.12 in the Inspector's report where it states that the appeal site shares its western boundary with No. 3 Cremore Crescent and its eastern boundary with No. 7 Cremore Crescent. The Commission acknowledges that the site bounds No. 3 along its eastern boundary and No. 7 along its western boundary. Notwithstanding this error, the Commission, having considered the proposal with the corrected orientation, still concurred with the Inspector's overall assessment, the Commission was satisfied that the proposed development would not adversely impact on neighbouring properties by way of overshadowing, access to daylight/sunlight, overlooking or overbearance.)

(Direction to issue with Order.)

**Planning**

**Commissioner:**

Tom Rabbette

**Date:** 19/11/2025

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the sites residential zoning objective, the provisions of the Dublin City Development Plan 2022 -2028, the existing pattern of development in the area, and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable and would not seriously injure the residential or visual amenities of 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, 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 attic space shall not be used for human habitation.

**Reason:** To ensure an adequate standard of development.

3. No part of the flat roof shall be used as a balcony, terrace or private amenity area.

**Reason:** To protect the residential amenities of neighbouring properties.

4. All external finishes shall harmonise with the existing finishes on the house in respect of materials and colour.

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

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays 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 to safeguard the residential amenities of property in the vicinity.

6. Drainage arrangements, including the disposal and attenuation of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and surface water management.

7. 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.