

An  
Coimisiún  
Pleanála

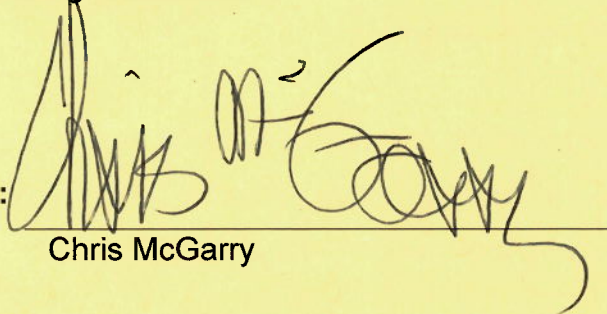
**Direction**  
**CD-021168-25**  
**ACP-323431-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 05/11/2025.

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.

**Planning**

**Commissioner:**

  
Chris McGarry

**Date:** 06/11/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the residential zoning objective for the site as set out in the Dublin City Development Plan, 2022-2028, the provisions of the Development Plan, 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, would not seriously injure the residential or visual amenities of the area and would be acceptable in terms of pedestrian and traffic safety and convenience. 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 24<sup>th</sup> day of June 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 existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be 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.

3. The proposed development shall be amended as follows:
  - (a) The proposed vehicle entrance shall be omitted and shall be replaced with a front boundary wall which matches the existing height, materials and finishes as otherwise proposed for the front boundary.

Revised drawings and details shall be submitted to and agreed in writing with the planning authority, prior to the making available for use of the extension.

**Reason:** In the interest of orderly development.

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.

**Note:** the Commission noted the recommendation of the inspector to remove condition 3 of the planning authority's decision (relating to omission of the vehicular entrance). The reason for the attachment of condition no. 3 from the planning authority was founded on the insufficient space available to provide an appropriately dimensioned parking space within the curtilage of the site. It is noted that the planning authority had no objection in principle to the provision of an onsite parking space, merely concern that the available space as shown within the application documentation was insufficient. In this context, the inspector referenced a drawing submitted by the applicant in response to the third-party appeal which purports to show corrected dimensions which would enable a parking space to be provided on site. While the Commission shared the opinion of the inspector that such a parking space, if capable of being accommodated on site, would be in accordance with the proper planning and sustainable development of the area, the Commission considered that the provision of a single untested drawing at appeal response was not sufficient alone to allow a firm conclusion to be reached. Instead, it is considered that any proposal to provide a parking space on site (which would be reasonable) should more properly form part of a separate planning application exercise, to enable all parties including the planning authority to satisfy themselves of the completeness of any submitted design detail.