

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021553-25**  
**ACP-323477-25**

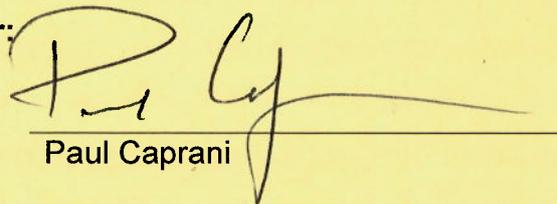
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The submissions on this file and the Inspector's report were considered at a meeting held on 11/12/2025.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

**Planning**

Commissioner:



Paul Caprani

Date: 11/12/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the residential conservation zoning objective for the area, and compliance with the development standards of the Dublin City Development Plan 2022- 2028, the specific characteristics of the site and the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not detract from the character of the area, would not seriously injure the residential or visual amenities of the area and would constitute an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered that the proposed design to be contemporary, innovative and appropriate and could not detract from the character of the Z2 Residential Conservation Area. The Commission considered the external materials, including the extension of the string course proposed, sensitively reflected the design and external cladding to the main dwelling while provided a subtle contrast and legible differentiation between old and new. The proposal was respectful and subservient to the main house and would not detract from the visual amenities 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 information received by the planning authority on the 7<sup>th</sup> day of July 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 external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture.

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

3. Site development and building works shall be carried out only between the hours of 0800 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.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health

5. No overhanging of, or trespass on adjoining properties or rights of ways by eaves, gutters, foundations etc. shall take place on foot of this permission, save with the written consent of the respective owners of the properties in question. A copy of any written consent shall be submitted to the planning authority prior to the commencement of development. Any damage caused to third-party property shall be made good by the developer at their own expense.

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

6. 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.