



An
Coimisiún
Pleanála

Direction
CD-021501-25
ACP-323605-25

The submissions on this file and the Inspector's report were considered at a meeting held on 05/12/2025.

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:

Emer Maughan

Date: 08/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Architectural Heritage Protection – Guidelines for Planning Authorities 2011, the Z2 Residential Neighbourhoods (Conservation Areas) zoning objective, and policy objectives BHA2(d) (Development of Protected Structures) and BHA9 (Conservation Areas), and Appendix 18 of Volume 2 of the Dublin City Development Plan 2022-2028 (as varied), it is considered that, subject to compliance with the conditions below, the proposed development would not detract from the built heritage character of the area, would not seriously injure the amenities of the area, would not result in a traffic hazard, and

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 planning application on the 20th 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The developer shall comply with the following conservation requirements of the planning authority:
 - (a) A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the works and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained fabric and the curtilage of the Protected Structure.
 - (b) The proposed development shall be carried out in accordance with the following:
 - (i) All works to the structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of Housing, Local Government and Heritage. Any

repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.

- (ii) All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.
- (iii) The developer shall clarify the purpose of the proposed voids between the proposed utility, stair hall and kitchen and between the proposed ensuite and the kitchen. The developer shall submit revised plans of the lower ground floor showing the voids omitted. The positioning of new wall partitions across fire breasts shall be repositioned such that they are located to the side of the chimneybreast, to reveal the chimneybreast in full
- (iv) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.
- (v) The architectural detailing and materials of the proposed development shall be executed to the highest standards so as to complement the setting of the Protected Structure and the historic area.
- (vi) The developer shall prepare a small sample area of cleaning, raking out and repointing of the historic stone walls for the written approval of the Conservation Officer. The proposed pointing shall be NHL2 lime pointing.

Reason: In order to protect the original fabric, character and integrity of the Protected Structure, and to ensure that the proposed works are carried out in accordance with best conservation practice.

3. Prior to commencement of development, detailed structural drawings and a construction methodology statement (including the results of detailed structural surveys of the protected structure) indicating the means proposed to ensure the protection of the structural stability and fabric of the structure shall be submitted to and agreed in writing with the planning authority. These details shall include demonstrating the demolition methods proposed and excavation arrangements, the proposed foundation system, underpinning (if required) and method of construction.

Reason: In the interest of preserving the architectural integrity and heritage value of the retained structures.

3. (a) The proposed development shall be restricted to a home office and gym use that is incidental to the occupation of the adjacent dwelling house, as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.
- (b) The existing dwelling house, including single-storey extension, and the ancillary home office/gym building, the subject of this grant of planning permission, shall be occupied as a single residential unit, and the single storey extension or the ancillary home office/gym building shall not be used, sold, let or other transferred or conveyed, save as part of the dwelling house, as extended.

Reason: In the interest of orderly development.

4. Details of the materials, colours and textures of all the external finishes to 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 and to ensure an appropriate high standard of development.

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/demolition waste.

Reason: In the interest of public safety and amenity.

6. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of reducing waste and encouraging recycling.

7. 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 interests of public health and surface water management.

8. 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.