



An
Coimisiún
Pleanála

Direction
CD-021543-25
ACP-323723-25

The submissions on this file and the Inspector's report were considered at a meeting held on 10/12/2025.

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:

Stephen Bohan

Date: 11/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Z1 zoning objective for the area, which seeks to protect and provide for residential amenities, and to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would accord with the guidance in Appendix 18 of the Dublin City Development Plan 2022–2028 in respect of residential extensions and alterations at roof level, would not seriously injure the amenities of the area or property in the vicinity, and would not detract unacceptably from the character of the

streetscape. The proposal 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 proposed development shall be amended as follows:

- (a) The proposed roof conversion shall be to a half-hipped or Dutch gable roof.
- (b) The proposed circular window on the northern elevation and the proposed rooflight on the rear roof slope shall be omitted.
- (c) The glazing for the proposed en-suite window on the western elevation of the first floor side extension shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of visual and residential amenity.

3. The attic space shall not be used for human habitation unless it complies with the current Building Regulations.

Reason: To provide for an adequate standard of development.

4. The external finishes of the proposed extension (including roof tiles) shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays and between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

6. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.

7. The developer shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining property as a result of the site construction works and repair any damage to the public road arising from carrying out the works. Storage of construction materials is not permitted on the public road/footway unless agreed in writing with the planning authority.

Reason: To protect the amenities of the area and in the interest of road safety.

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.