

The submissions on this file and the Inspector's report were considered at a meeting held on 19 February 2026.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Amend condition number 3 as follows:

Condition 3

(a) The shower/wc and utility at lower ground floor level shall be configured so as to negate the requirement for a second door opening. The floor space shall be accessed only by the existing door to the Safe Room. Revised plans, drawings and particulars detailing the foregoing shall be submitted to and agreed in writing with the Planning Authority, prior to the commencement of development.

(b) 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, issued by the Department of Arts, Heritage and the Gaeltacht. Any repair works shall retain the maximum amount of surviving historic fabric *in situ*.

(c) The development shall be carried out in compliance with:

- (i) the Conservation Architect's Method Statement and
- (ii) the Architectural Heritage Impact Assessment Report, both prepared by Michael O'Boyle RIAI Grade 1 Conservation Architect and lodged on the 16th July 2025.
- (d) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.

Reason: In the interest of the protection of architectural heritage and in order to ensure the protection of original fabric, character and integrity of the protected structure.

Amend condition number 4(d) as follows:

The solar panels to the rear roof slope shall accord with the location indicated on Drawing Ref: *Existing and Proposed South Elevations Sheet No. 25-03-FH-00-ZZ-SH-A* lodged with the Planning Authority on the 16th July 2025. Prior to the commencement of development, the developer shall submit details confirming the location of the storage battery and service cabling to the Planning Authority for written agreement. All works shall be carried out under the supervision of a suitably qualified conservation architect in accordance with a method statement to be agreed with the Planning Authority prior to the commencement of development. When no longer required, the installation, including all associated cabling and battery storage, shall be removed.

Reason: In order to protect the character and integrity of the protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

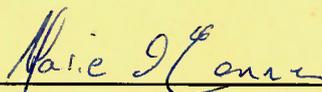
Amend condition number 6 as follows:

Prior to the commencement of development, revised plans and particulars shall be submitted to the Planning Authority for written agreement demonstrating the following:

- (a) The rear garden area shall be appropriately planted and landscaped and shall demonstrate provision for 2 no. car parking spaces and associated turning facilities.
- (b) The car parking spaces shall be for the exclusive use of the dwelling house and shall not be sold, let or otherwise separated from the residential use on site.
- (c) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: In order to ensure a satisfactory standard of development and to ensure compliance with the requirements of the Dublin City Development Plan 2022-2028.

Planning Commissioner:



Marie O'Connor

Date:

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the planning history of the site and the nature, scale and extent of previous amendments and alterations to the property, both internally and externally,

and having regard to the pattern of development locally, it is considered that the proposed development would adhere to the relevant provisions of the Dublin City Development Plan 2022-2028 and would not seriously injure the amenities of the area, or property in the vicinity and would not have an adverse effect on the character and setting of the protected structure. Condition No.3 of the Planning Authority's Decision should be amended noting the extensive interventions that are being reversed in accordance with the Architectural Heritage Impact Assessment and Conservation Method Statement and the internal and external fabric of the building; Condition No.4(d) should be amended, noting the location of the proposed solar panels would not have a significant negative impact on the protected structure or the surrounding area. In deciding not to accept the inspectors recommendation as regards the number of carparking spaces it was considered that given the planning history of the use of the rear garden for commercial parking associated with the previous use of the property, that two parking spaces was appropriate in the context of a return to residential use which would be an overall reduction in car spaces and was warranted in this particular instance. Condition No. 6 should be amended.