



An  
Coimisiún  
Pleanála

**Commission Direction**  
**CD-000059**  
**PL-500077-DS**

---

The submissions on this file and the Inspector's report were considered at a meeting held on 30 January 2026.

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:** 30/1/26.

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the information submitted with the application 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 comply with

the zoning objective for the site and polices with respect to residential extensions as set out in the Dublin City Development Plan 2022-2028, would not be injurious to the visual or residential amenities of the area or to adjoining properties, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

### **Conditions**

1. The development shall be carried out 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. This permission excludes the first-floor extension of the development.

**Reason:** To clarify the scope of the permission

3. The garden store shall be used for purposes ancillary to the use of the main dwelling on the site as a single dwelling unit. It shall not be separated from the main house by sale or lease, used for sleeping accommodation or used for any commercial purposes without a separate grant of planning permission

**Reason:** In the interests of residential amenity

4. External finishes shall be indicated on the plans submitted unless otherwise agreed in writing with the Planning Authority prior to commencement of the development.

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

5. Surface water drainage arrangements shall comply with the requirements of the Planning Authority for such works and services. Prior to the commencement of development, details of the proposed surface water drainage system shall be submitted to and agreed in writing with the Planning Authority.

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

6. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

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

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Monday to Fridays, between 0800 and 1400 hours on Saturday 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:** To safeguard the residential amenities of adjoining property in the vicinity

[**Note:** The Commission concurred with the planning authority and decided to exclude the first-floor extension of the proposed development having regard to the bulk, scale and massing of the first-floor extension, its cumulative depth in combination with the existing rear return which would be overbearing, would impact upon overshadowing to the adjacent properties and fail to harmonise with the existing and adjoining dwellings. As such, this element of the proposed development due to its negative impact on both visual and residential amenity would be contrary to the relevant guidance set out in Appendix 18 of the Dublin City Development Plan 2022-2028, would set an undesirable precedent and would therefore, be contrary to the proper planning and sustainable development of the area.]