



An
Coimisiún
Pleanála

Commission Direction
CD-000128
PL-500124-DS

The submissions on this file and the Inspector's report were considered at a meeting held on 16 February 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:

Mary Henchy

Date:

18th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Z2 residential conservation zoning objective, the policy framework provided by the Dublin City Development Plan 2022-2028, for the

regulation of protected structures and their setting, and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) it is considered that the proposed development subject to condition would not have an adverse impact on the architectural character, special interest(s) and setting of no.20 Palmerston Park, a protected structure consistent with Policy BHA2 (development of a protected structure), Policy BHA9 (development in a conservation area) and Appendix 5 (Transport and Mobility: Technical Requirements), Section 4.3.7 (parking in the curtilage of protected structures) of the Dublin City Development Plan 2022-2028, would in general satisfy the requirements of the Architectural Heritage Protection Guidelines for Planning Authorities for the restoration and extension of a protected structure and would not result in a significant adverse impact on the existing residential amenities of the neighbouring properties at nos. 19 and 21 Palmerston Park (Protected Structures) and, as such, would be consistent 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, and as amended by further information submitted on the 10/09/25, 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. Prior to the commencement of development the applicant shall submit for the written agreement of the planning authority revised floor plans, section

and elevation drawings providing for the following modification, the proposed upper ground floor terraces railing along the western facing boundary shall be omitted and replaced by a an opaque glazed balustrade a min of 1.6m in height measured from the floor of the upper ground floor terrace.

Reason: In the interest of protecting the amenity of the adjoining property

3. The applicant shall comply with the following 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) Prior to the commencement of the development, the applicant shall submit for the written approval of the planning authority:

Conservation method statement for the repair / reconstruction of the hallway subfloor structure and preservation and repair of mosaic floor. The applicant shall engage the services of an experienced historic mosaic restorer.

(ii) Revised conservation method statement for original timber floorboards to omit sanding.

(iii) Detailed specification and methodology (to completed by a specialist historic iron forger / blacksmith) for the proposed work to the historic railings and stone plinth to accommodate a new vehicular gate shall be submitted. Details of the proposed automation and all fixtures / fittings shall be providedv that shall be to the minimum necessary so as to ensure that they would have no visual

impact on the historic railings and repurposed railings. (c) During the course of development, the applicant shall submit for the written approval of the planning authority:

Site samples for the restoration of the entrance hall mosaic.

(ii) The Conservation Officer shall be given the opportunity to inspect existing brickwork, a raking sample, brick repair sample (if necessary), brickwork cleaning sample, a historically accurate pointing sample and stonework repair sample for written agreement. The applicant shall contact the CO directly to arrange a site inspection. (d) The proposed development shall be carried out in accordance with the following:

- (i) All works to the structure shall be carried out in accordance to 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) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.
- (iv) The architectural detailing and materials in the new work shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

Reason: In order to protect the original fabric, character and integrity of the Protected Structure at 20 Palmerston Park and to ensure that the proposed works are carried out in accordance with best conservation practice.

4. Prior to the commencement of development, the applicant shall submit a revised elevation drawing and site plan for the written agreement of the planning authority to reduce the width of the vehicular entrance to a maximum 2.6m.

Reason: In order to protect the original fabric, character and integrity of the Protected Structure at no. 20 Palmerston Park and in compliance with Appendix 5 (Transport and Mobility: Technical Requirements), Section 4.3.7 (parking in the curtilage of protected structures) of the

Dublin City Development Plan 2022-2028.

5. The site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 800 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

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 interests of sustainable drainage.

7. 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, The contribution shall be paid prior to the 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 the Board to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000 that a condition requiring a contribution in accordance with the Development Contribution Scheme,

Note

The Commission considered the Inspectors reason for excluding the upper floor terrace and omitting the glazed access door. The Commission noted the existing link from the upper floor to the garden and considered retaining that link is an important amenity for the future residents of the house. The Commission did not agree with the Inspector that removal of the upper ground floor terrace, access to the garden and alteration of the doorway is warranted in this case considering the distance from the site boundary and the orientation of the property. The Commission considered the impact on number 19 of both the use of the terrace and passive overlooking from the house could be addressed by way of a condition requiring the proposed upper ground floor terrace railing be replaced by an opaque glazed balustrade to a height of 1.6m on its western perimeter.