



An
Coimisiún
Pleanála

Commission Direction
CD-000161
PL-500141-DS

The submissions on this file and the Inspector's report were considered at a meeting held on 24 February 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order / Inspector's draft reasons, considerations and conditions.

Planning Commissioner:

Eamonn James Kelly

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Date:

24th day of February 2026

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 special character and setting of number 33 Marlborough Road, a protected structure, would be 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 development plan, would satisfy the requirements of Section 6.4 (Information to Accompany Planning Applications) of the Architectural Heritage Protection Guidelines for Planning Authorities and Section 1 1.5.1 (The Record of Protected Structures) and Section 15.15.2.3 (Protected Structures) of the development plan, in terms of the submitted planning application documentation, 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 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 developer shall comply with the following requirements of the planning authority:

- a) The vehicular entrance shall be reduced to a maximum width of 2.6m and shall not be fitted with outward-opening gates.

- b) The pedestrian entrance shall be separated from the vehicular entrance by a fixed gate post or similar and shall not be outward opening.

- c) The proposed vehicular entrance does not align with the existing dished crossing. The developer shall, at their own expense, carry out all necessary works to address the misalignment and reinstate the footpath and kerb to the satisfaction of the planning authority.

- d) All costs incurred by the planning authority, 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 the interest of pedestrian and vehicular safety

3. 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 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 commencement of the individual work packages, the developer shall submit the following information for the written approval of the planning authority.

(i) Prior to the raking out of pointing on the front facade, the conservation officer shall be given an opportunity to attend site and inspect the facade to determine the correct pointing technique, colour, style, and finish. The developer shall submit a full scope of works, specification and conservation methodology for the proposed raking out, brick repairs, cleaning and repointing, that shall match the original. The proposed pointing shall be NHL 2 lime mortar.

(ii) A method statement for the proposed cleaning and repainting of the wrought iron balustrades and for repair of the extant gate post and for the fabrication of the proposed gates, railings and backstays. The method statement shall be prepared by an experienced conservation blacksmith/ forger.

(iii) Physical samples of the proposed granite plinths, steps, setts, paving and gravel, and samples of workmanship for the tooling of the granite pieces

(c) 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) 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 33 Marlborough Road and to ensure that the proposed works are carried out in accordance with best conservation practice.

4. The site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 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.

5. 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 surface water management.