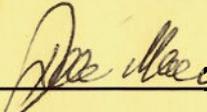


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The submissions on this file and the Inspector's report were considered at a meeting held on 16 February 2026.

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:**



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**Declan Moore**

**Date:**

**18<sup>th</sup> day of February 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the residential zoning objective, the pattern of development in the vicinity, which is characterised by the rear extension and alteration of a

building stock of modest artisan and the policy framework provided by the Dublin City Development Plan 2022-2028, it is considered subject to compliance with the conditions set out below that the development proposed to be retained would in general be consistent with Appendix 18 (Ancillary Residential Accommodation) of the development plan, would not result in a significant depreciation in the existing amenities of adjoining residential properties, including number 103 Pembroke Cottages in terms of light and privacy and, as such, would, therefore be in accordance with the proper planning and sustainable development of the area.

## **Conditions**

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. The mezzanine level shall only be used for non-habitable storage space.

**Reason:** In the interests of orderly development and residential amenity.

3. 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 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 within three months from the date of this Order 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 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