



An
Coimisiún
Pleanála

Commission Direction
CD-000337
PL-500445-DN-25

The submissions on this file and the Inspector's report were considered at a meeting held on 26 March 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:

Emer Maughan

Date:

30th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, the zoning objective to 'To protect, provide and improve residential amenities',

the established residential use and planning history on the site, the pattern of development in the area, and the scale, form and design of the development to be retained, it is considered that, subject to compliance with the conditions set out below, there would be no adverse impact on the existing residential and visual amenities of the area. The development to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out, completed and retained 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 interests of clarity.

2. The development shall be in accordance with the terms and conditions attached to the grant of permission under 4624/22 save for the amendments in the current application and the requirements of the conditions hereunder. The proposed development shall be amended as follows:

(a) The existing door to the west of the laneway on the south elevation shall be removed, the door ope blocked up and the external facade rendered to match existing. The remaining door shall be replaced with a solid door with no glazing panels.

Photographic evidence showing compliance with these requirements shall be submitted to the planning authority within 3 months of the date of this order.

Reason: In the interests of residential amenity.

3. The proposed detached shed shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses or for any use other than as a use incidental to the enjoyment of the dwelling house as such, unless authorised by a prior grant of Planning Permission.

Reason: In the interests of residential amenity.

4. The proposed detached shed shall not be put to commercial use, and its use shall be only incidental to the enjoyment of the principal dwelling on site. It shall not be separated from the principal dwelling by lease or sale.

Reason: In the interests of the proper planning and sustainable development of the area and of residential amenity.

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 interest of public health and surface water management.

6. 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, as amended. The contribution shall be paid prior to 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 An Coimisiun 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 made under section 48 of the Act be applied to the permission.