

An  
Coimisiún  
Pleanála

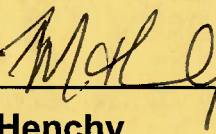
**Commission Direction**  
**CD-000706**  
**PL-500856-DS-26**

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The submissions on this file and the Inspector's report were considered at a meeting held on 11 June 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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**Mary Henchy**

**Date:**

**12<sup>th</sup> day of June 2026**

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the residential conservation zoning objective, the pattern of development in the area, characterised by terraced houses with restricted rear

gardens and legacy single-storey extensions, and the policy framework provided by Dublin City Development plan 2022-2028, it is considered that the proposed two-storey rear extension and raised roof-light would, subject to condition be consistent with Appendix 18 (Ancillary Residential Accommodation), including Section 1.2 (Rear Extensions), and Policy BHA9 (to protect the special interest and character of conservation areas) of the Dublin City Development Plan 2022-2028, would not result in a significant depreciation in the residential and visual amenities of the abutting houses in the terrace at numbers 1 and number 3 Curzon Street, would provide a reasonable standard of accommodation on site, and as such, 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, as amended by further information dated the 2<sup>nd</sup> day of January 2026, 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 site development and building works shall be carried out only between the hours of 0800 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.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services in accordance with the submitted documented provided by the applicant dated the 2<sup>nd</sup> day of January 2026.

**Reason:** To prevent flooding and in the interests of sustainable drainage.