

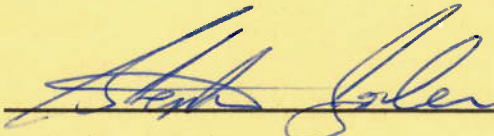
An
Coimisiún
Pleanála

Commission Direction
CD-000935
PL-501174-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 21 July 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:


Stephen Bohan

Date:

21st day of July 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Z1 Sustainable Residential Neighbourhoods zoning objective for the area, the provisions of the Dublin City Development Plan 2022-2028, and

in particular the guidance in Appendix 18 relating to residential extensions, the Commission is satisfied that the proposed first-floor side extension, by reason of its modest scale, siting over an existing structure, setback from the front façade and matching form and materials, would be acceptable in visual and design terms in the established residential context. It is considered that, subject to compliance with the conditions set out below, the development would not seriously injure the residential amenities of adjoining properties having regard to privacy, outlook, daylight and sunlight, and overbearing impact, and would therefore be in accordance with the proper planning and sustainable development.

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. All external finishes, shall harmonise in material, colour and texture with the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity

3. The proposed development shall be amended as follows:

The proposed first floor window to landing area in the front elevation shall be finished with obscure/opaque glazing and permanently maintained.

Reason: In the interests of residential amenity.

4. Site development and building works shall be carried out only between the hours of 7.00am to 7.00pm Monday to Friday inclusive, 8.00am to 2.00pm Saturdays and no works permitted on site on Sundays and Public holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been obtained 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 relevant Section of the Council for such works and services.

Prior to the commencement of development, the developer shall submit to the Planning Authority for written agreement a Stage 2 - Detailed Design Stage Storm Water Audit.

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 An Bord 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.