



The submissions on this file and the Inspector's report were considered at a meeting held on 17 August 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.

Planning Commissioner:



Liam McGree

Date:

18th day of August 2026

Reasons and Considerations

Having regard to the nature, scale and design of the proposed development, and subject to compliance with the conditions set out below, it is considered that the proposed development would integrate satisfactorily with the existing pattern of development, would not give rise to unacceptable impacts on residential amenity,

the operation and function of Smith's Lane or the character of the Residential Conservation Area, and would be consistent with the relevant provisions of the Dublin City Development Plan 2022–2028. It is, therefore, considered that the proposed development 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. (a) The door and windows in the eastern elevation of the proposed garage, fronting onto Smiths Cottages, shall be of timber construction only.

PVC windows or doors shall not be installed in the public facing elevation onto Smiths Cottages.

(b) The public facing façade of the proposed garage, fronting onto Smiths Cottages, shall be fully rendered in a light coloured render and/or painted in a light colour.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. The following Transportation requirements of the planning authority shall be complied with:

- (a) The proposed garage shall be used for purposes ancillary to the main dwelling only, and shall not be used for vehicular access or parking. No doors or gates serving the garage shall be outward opening.
- (b) The garage hereby permitted shall be constructed in accordance with the approved site layout and shall remain wholly within the application boundary. No part of the structure shall encroach upon or overhang the public laneway.
- (c) The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and, if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.
- (d) All costs incurred by Dublin City Council, 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 interests of pedestrian and traffic safety.

4. Site development and building works shall be carried out between the hours of 0800 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

5. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

Reason: In the interest of public health.

6. A construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and public safety.