

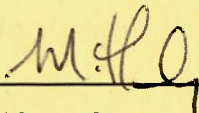
An
Coimisiún
Pleanála

Commission Direction
CD-001023
PL-501253-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 06 August 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:



Mary Henchy

Date:

6th day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development, and subject to compliance with the conditions set out below, it is considered that the proposal

complies with the relevant provisions of the Dublin City Development Plan 2022 2028 and relevant national planning guidance. The proposal represents an appropriate form of residential intensification on a serviced urban site, is consistent with the objectives of promoting compact growth and the efficient use of serviced land, would not give rise to any unacceptable impact on the residential amenities of adjoining occupiers and would accord with the proper planning and sustainable development of the area.

In addition, the Commission considered obscured glazing of the en suite window mitigated any impacts on adjoining properties. The Commission noting the orientation of the window and the relationship with the adjoining house decided no further mitigation measures were necessary.

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. (i) The external materials and finishes of the development shall be as specified in the plans and particulars lodged with the application and shall not be altered without the prior written agreement of the Planning Authority

(ii) The proposed development shall be amended as follows: The first-floor side window serving the en-suite bathroom shall be fitted with permanently obscured glazing. The window shall thereafter be permanently retained in that form.

Reason: In the interests of [visual] [and residential] amenity.

3. The car parking areas shall be constructed using permeable materials to allow for rainwater to soak into the ground within the property and the remainder of the garden shall be retained as a grassed area or soft landscaping.

Reason: In the interests of amenity, ecology and sustainable development.

4. (a) Each vehicular entrance shall be a maximum of 3 metres in width. No gates shall open outwards across the public footpath.

(b) Any works to the existing public lighting column/utility pole located adjacent to the site shall be agreed in advance with Public Lighting and Electrical Services at Dublin City Council. All works shall be at the applicant/developer's expense.

(c) Footpath and kerb to be dishd and new entrance shall be provided to the requirements of the Area Engineer, Roads Maintenance Division.

(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 interest of pedestrian and vehicular safety.

5. The developer shall enter into water and wastewater connection agreements with Irish Water. Reason: In the interest of public health

6. Site development and building works shall be carried out between the hours of 07.00 to 18.00 Mondays to Fridays inclusive, between 08.00 to 14.00 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

7. 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.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

8. 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.

9. In relation to individual houses the naming and numbering of dwelling units shall be in accordance with a naming and numbering scheme submitted to, and agreed in writing, by the Planning Authority, prior to the occupation of the dwelling(s).

Reason: In the interest of orderly street numbering

10. 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.

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.