



An
Coimisiún
Pleanála

Commission Direction
CD-001180
PL-501315-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 31 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:


Patricia Calleary

Date:

31st day of August 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is considered that the proposed development, subject to compliance with the conditions below, would be in compliance with the Z2 zoning objective for the area and with Policies BHA2 and BHA9 and Appendix 18 of the Dublin City Development Plan 2022-2028 and would not seriously injure the residential

amenities of property in the vicinity. Furthermore, it is considered that the design of the development has had due regard to the Architectural Heritage Protection Guidelines for Planning Authorities, DHLGH (2011) and would not adversely affect the special character or integrity of the protected structure or that of the wider terrace. 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, as amended by the further plans and particulars received by the planning authority on the 3rd day of February 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. Attach PA condition 5

Reason: In the interest of the protection of architectural heritage of the protected structure.

3. Prior to the commencement of the development, the developer shall submit, for the written agreement of the planning authority, a detailed method statement covering all works proposed to be carried out, including:

(a) a full specification, including details of materials and methods, to ensure the development is carried out in accordance with Architectural Heritage Protection Guidelines, Department of Arts, Heritage and the Gaeltacht, 2011,

- (h) a methodology for the recording and/or retention of concealed features or fabric exposed during the works,
- (c) details of features to be temporarily removed/relocated during construction works and their final re-instatement, and
- (d) details of materials/features of architectural interest to be salvaged.

Reason: In the interest of the protection of the architectural heritage of the protected structure.

4. The external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. The disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

6. Site development and building works shall be carried out between the hours of 0800 and 1900 Mondays to Fridays inclusive, between 0800 and 1400 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. Attach standard S.48 condition