An Coimisiún Pleanála

Commission Direction
CD-001451
PL-501351-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 23 October 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: **27th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Z1 Sustainable Residential Neighbourhoods zoning objective, the pattern of development in the area, and the provisions of Appendix

18 of Volume 2 of the Dublin City Development Plan 2022-2028 (as varied), it is considered that, subject to compliance with the conditions below, the established use and planning history on the site, the nature and scale of the proposed development to be retained would not seriously injure the residential and visual amenities of property in the vicinity, and is, therefore, in the interests of the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application on the 13th day of March 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be retained in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

Reason: In the interest of clarity.

3. (a) The extension, the subject of this grant of planning permission, shall be restricted to an ancillary home office use that is incidental to the occupation and use of the overall property , as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.

(b) The existing dwelling house, as extended, and the ancillary outbuilding, including the extension the subject of this grant of planning permission, shall be occupied as a single residential unit, and the existing dwelling house, as extended, and the ancillary outbuilding, including the extension the subject of this grant of planning permission, shall not be used, sold, let or other transferred or conveyed, save as part of the dwelling house, as extended.

Reason: In the interest of orderly development.

4. Drainage arrangements including the attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interests of public health and surface water management.

5. 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 Coimisiún 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.