



An  
Coimisiún  
Pleanála

Commission Direction  
CD-001218  
PL-501492-DS-26

The submissions on this file and the Inspector's report were considered at a meeting held on 04 September 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.

*small amendments*  
*Amended!*  
*Declan*

Planning Commissioner:

*Declan Moore*  
Declan Moore

Date:

7<sup>th</sup> day of September 2026

## **DRAFT WORDING FOR ORDER**

### **Reasons and Considerations**

Having regard to the totality of information on file, to the submitted appeal and photograph of works on site, to the residential zoning of the site, the infill nature of the development, the parent permission (Register Reference 2027/21, ABP-311013-20) on the site and subsequently approved amendments, and to the minor nature of the proposed amendments, it is considered that the proposed development would not be injurious to the amenities of future occupants or neighbouring residential properties in the area and would be in keeping with the residential character of the area, thereby according with the provisions of the Dublin City Development Plan 2022-2028 and 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 and the further information received by the planning authority on 15 April 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 interests of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (Register Reference 2027/21, ABP-311013-21, as amended by Register. References <sup>319027 ✓</sup> 3861/23, ABP-317842-23, and 4506/23, ABP-~~311013~~-24), unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. The glazing to the window of the dressing area on the southern elevation of the new first floor to House number 8 shall not be openable below 1.7 metres above finished floor level, shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

**Reason:** In the interest of residential amenity.

4. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:

- (a) details of all proposed hard surface and/or permeable surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development,

(b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings,

(c) details of proposed street furniture, including bollards, lighting fixtures and seating,

(d) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

**Reason:** In the interest of visual amenity.

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.

#### **Note**

The Commission has not repeated Conditions already included in the parent and/or subsequent permission(s) in this grant of permission.