An Coimisiún Pleanála

Commission Direction
CD-001442
PL-501603-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 21 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: **22nd day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the Dublin City Development Plan 2022-2028, and in particular to the Z1 zoning objective and Appendix 18 thereof, it is considered that, subject

to compliance with the conditions set out below, the proposed development would not adversely affect the overall character of this residential area, would not seriously injure the residential amenity of any neighbouring property and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission noting the proposed windows at first floor level on the side elevation serve bathrooms and circulation space only, considered opaque glazing alone would be adequate to protect the amenity of adjoining properties.

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 An Coimisiún Pleanála on 14th day of July 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.

The Commission noting that the first floor windows on the side elevations serve bathrooms and circulation space only, decided that the the use of opaque glass was sufficient to protect the amenity of adjoining property.

Reason: In the interest of clarity.

2. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works. Prior to the commencement of development, the developer shall submit proposals for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.

3. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: In the interest of residential amenity.

4. The glazing to all first-floor windows facing south-westwards or north eastwards 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.

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. The contribution shall be paid prior to the 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 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.