An Coimisiún Pleanála

Commission Direction
CD-001477
PL-501641-DN-26

The submissions on this file and the Inspector's report were considered at a meeting held on 30 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: Patricia Calleary

Patricia Calleary

Date: **30th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Dublin City Development Plan 2022-2028, the status of the property as a Protected Structure, the nature and extent of the works proposed for retention and permission, the submitted conservation methodology and revised proposals, and the pattern of development in the area,

it is considered that, subject to compliance with the conditions set out below, the development proposed for retention and the proposed development would not materially or adversely affect the character or special interest of the Protected Structure, would not seriously injure the residential amenities of adjoining properties or of property in the vicinity, and 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 8th day of May 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. This permission and retention permission relate solely to the physical works described in the statutory notices and application particulars, as amended by the further information received by the planning authority on 8th day of May, 2026 and subject to the other conditions of this permission. No change of use of the property, including any change to residential care use, is authorised by this grant. This grant does not determine the lawful or exempted development status of the existing use.

Reason: In the interest of clarity and to define the scope of the development authorised by this permission and retention permission.

3. (a) Within six months of the date of this Order, unless otherwise agreed in writing with the planning authority, all conservation and reinstatement works shall be completed in accordance with the submitted Architectural Heritage Impact Assessment and Method Statement and the requirements of this condition.

(b) All works to the Protected Structure shall be carried out under the supervision of an appropriately qualified architect with conservation expertise and accreditation and crafts personnel who are suitably qualified and experienced in conservation works shall be engaged to undertake the works.

(c) Prior to the manufacture and installation of replacement doors, frames and architraves, full details and samples of the proposed joinery, including profiles, materials, finishes and ironmongery, shall be submitted to, and agreed in writing with, the planning authority. The replacement joinery shall accurately replicate the detailing and character of surviving original joinery within the Protected Structure.

(d) All surviving original joinery and other historic fabric and features shall be retained and protected during the works. No additional historic fabric shall be removed or altered except where specifically authorised by this permission.

(e) The external lighting shall be installed in accordance with the revised details submitted at further information stage and shall be operated so as to avoid excessive illumination or light spill onto adjoining properties.

(f) The external pole-mounted wi-fi equipment, standalone CCTV camera and associated wiring to the front elevation, and the CCTV camera and associated wiring at first-floor level to the rear shall be removed in accordance with the revised drawings submitted at further information stage.

Reason: To protect the character, integrity and special interest of the Protected Structure, to ensure that the remedial works are carried out in accordance with best conservation practice and in the interest of residential amenity.

4. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 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.

5. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining streets 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.