

An  
Bord  
Pleanála

**Board Order**  
**ABP-320706-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: 3418/24**

**Appeal** by Celeste Freeney of 76 Brighton Square, Rathgar, Dublin against the decision made on the 6<sup>th</sup> day of August, 2024 by Dublin City Council to grant subject to conditions a permission to Michael and Margaret Griffin care of Sheehan and Barry Architects of 88 Ranelagh Village, Ranelagh, Dublin in accordance with plans and particulars lodged with the said Council:

**Proposed Development:** The development will consist of: (1) demolition of the existing structurally unsound two storey return and annexe to the rear elevation (south); (2) construction of a new, two-storey extension to the rear elevation (south) of the existing building with flat green roof and parapet, the west elevation to the proposed extension is reduced to a single storey where it addresses the shared boundary wall between number 77 and 76 Brighton Square; (3) provision at ground level of one number window to existing and one number window to proposed east facing gable elevation and the provision at first floor level of one number window to proposed extension; (4) provision of two number flat rooflights to roof of single storey portion of extension and the provision of one number flat rooflight to two-storey portion of extension and (5) all associated external drainage and site works at 77 Brighton Square, Terenure, Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

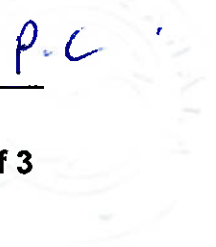
## **Reasons and Considerations**

It is considered that the proposed extension and refurbishment of the house would be in accordance with the residential conservation zoning objective for the area as provided for in the current development plan for the area. It is also considered that, subject to compliance with the conditions set out below, the proposed extension would not seriously injure the residential amenities of properties 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 submitted on the 10<sup>th</sup> day of July 2024, 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. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

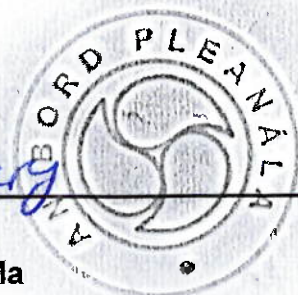
**Reason:** In the interest of public health.

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

  
Patricia Calleary

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**



Dated this 12<sup>th</sup> day of December 2024.