

An
Coimisiún
Pleanála

Commission Order
ABP-322013-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2676/24

Appeal by Ulrike Vollmer and Roland Gropmair care of Greg Zakrzewski Architects of 2 New Row, Chapelizod, Dublin against the decision made on the 7th day of February, 2025 by Dublin City Council to grant permission subject to conditions for the proposed development.

Proposed Development: A new attic conversion including a new dormer to the rear and a new rooflight to the front and all associated site works at 12 Shandon Crescent, Phibsborough, 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

Having regard to the provisions of the Dublin City Development Plan 2022-2028, in particular the zoning objective and Appendix 18 relating Ancillary Residential Accommodation, Alterations at Roof Level/Attics/Dormers/ Additional Floors', and the nature, scale and design of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not impact on adjoining structures or on the amenities of adjoining properties, 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 on 9th day of December 2024, as amended by drawings submitted to An Comisiún n Pleanála on the 14th day of July 2025, 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.

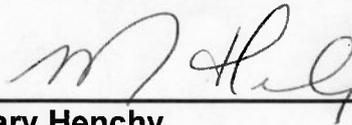
Reason: In the interest of clarity.

2. The site development 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 cleaning works shall be carried on the adjoining public roads by the developer and at the developer's expense on a daily basis.

Reason: To protect the residential amenities of properties in the vicinity.

3. Site development and building works shall be carried out only between the hours of 0800 to 1900 Monday to Friday inclusive, 0800 to 1400 Saturdays and no works permitted on site on Sundays and public holidays. Deviations from these times will only be allowed in exceptional circumstances where prior written approval has been obtained from the planning authority.

Reason: In order to safeguard the residential amenities of property in the vicinity.



Mary Henchy

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 21 day of August 2025

