

An
Coimisiún
Pleanála

Commission Order

ABP-322095-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 4461/24

Appeal by Laurence Keegan care of PCOT Architects of 57 Fitzwilliam Square North, Dublin against the decision made on the 20th day of February, 2025 by Dublin City Council to refuse permission.

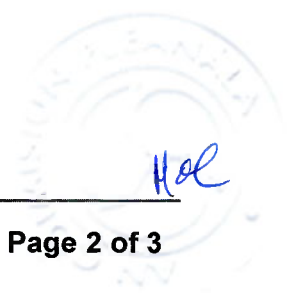
Proposed Development: Retention of amendments to previously permitted single storey shed (planning register reference number 4624/22) comprising of an increase in the overall floor area by approximately 7.3 square metres with elevational changes, including the relocation of window and doors, all in the rear garden at 10 Saint Alphonsus Road Lower, Drumcondra, Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the information on file, it is considered that the information submitted in connection with the planning application and the appeal omits substantial information regarding the layout of the ground floor of the structure and roof features. The structure proposed to be retained has the appearance of a residential unit, including two additional access doors through the laneway, and it is considered that the information on file concerning the use of the structure is substantially incorrect. It is considered that the development proposed to be retained would contravene requirements set out under Part 4 of the Planning and Development Regulations 2001, as amended, and that it would be inappropriate for the Commission to consider granting permission for the development proposed to be retained in such circumstances.



2. In the absence of detailed drainage drawings, it is considered that there is unacceptable uncertainty as to whether a satisfactory drainage system can be provided in accordance with the Greater Dublin Regional Code of Practice. Having regard to Policy S14 (Drainage Infrastructure Design Standards) of the Dublin City Development Plan 2022-2028, it is considered that there is a real risk that the development proposed to be retained would be prejudicial to the proper operation of the city's drainage network. It is considered that, in such circumstances, a grant of permission would set an inappropriate precedent for other similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.



Marie O'Connor

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 25 day of June 2025.