

An
Coimisiún
Pleanála

Commission Order

ABP-322177-25

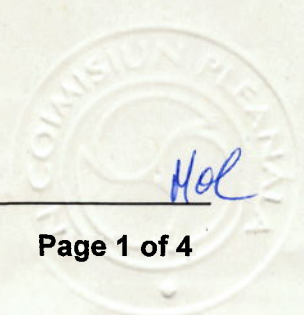
Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3030/25

Appeal by Barrie Hanley and AnneMaria McEneaney of 10 Ramleh Park, Milltown, Dublin and by Annabelle and Tommaso del Re care of Douglas McGee Architects trading as Dwellbeing of Ballingowan East, Aglish, County Waterford against the decision made on the 19th day of March, 2025 by Dublin City Council to grant subject to conditions a permission to Martha and David Carroll care of John Murphy of 17 Odin's Way, Taylor's Lane, Rathfarnham, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing rear chimney and side garage. Proposed single storey side and rear extensions comprising dining/kitchen/living room to side and a bedroom en-suite to rear. Ground floor alterations include dressing room and bathroom within existing house. First floor alterations include two bedrooms en-suite. First floor side elevation window widened to match north elevation window, additional window at high level to hallway to match south elevation window. New windows to existing house. Widening of existing front vehicular access from 2.6 metres to 3.4 metres, all at 8 Ramleh Park, Milltown, 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 location of the site in a mature residential area and the provisions of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development, would not materially affect the amenities of property in the vicinity, would not endanger public safety by reason of a traffic hazard, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed development shall be amended as follows:

- (a) The roof of the entire ground extension shall be a flat roof structure not exceeding 3.46 metres.
- (b) The glazing to the first-floor bedroom number 2 (side-facing) and en-suite bathroom window (rear-facing) as shown on drawing number 2409.08.07A shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass shall not be permitted.
- (c) The driveway entrance shall be 3.0 metres in width and shall not have outward opening gates.
- (d) The footpath and kerb shall be dished.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of orderly development, visual and residential amenity.

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

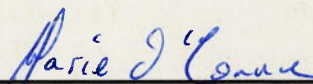
Reason: To safeguard the amenities of property in the vicinity.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit details 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.

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, as amended. The contribution shall be paid prior to 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, as amended, 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.



Marie O'Connor

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



Dated this 25 day of July 2025.