

An
Coimisiún
Pleanála

Commission Order
ABP-322266-25

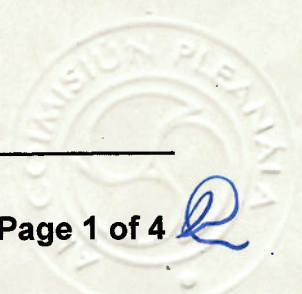
Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 3976/24

Appeal by Mary Layden of 45 O'Connell Gardens, Sandymount, Dublin against the decision made on the 21st day of March 2025 by Dublin City Council to grant, subject to conditions, a permission to Paula Cuniffe and Barry Ryan care of Eunan McLoughlin Architects Limited of 1 Rutledge Terrace, Dublin in accordance with plans and particulars lodged with the said Council:

Proposed Development: The proposed development will consist of the demolition and removal of a single storey extension to the rear of the dwelling; insertion of new vehicular access gates beside the existing pedestrian gate on the front boundary; construction of a single storey porch to the front elevation; construction of a part single-storey, part two-storey extension to the rear of the dwelling; remodelling of existing ground and first floor accommodation and all associated site works.



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.

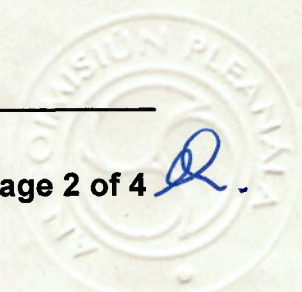
Reasons and Considerations

Having regard to the Z1 Residential Zoning objective and the nature of development in the area it is considered that the proposed development, as amended by the further information received by the planning authority on the 27th day of February 2025, and subject to compliance with the following conditions, would comply with the Dublin City Development Plan 2022-2028 including Section 1.2 Extensions to Rear, 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 received by the planning authority on the 27th day of February 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 existing dwelling and the proposed extension shall be occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

3. All external finishes shall harmonise with the existing finishes of the house in respect of materials and colour.

Reason: In the interest of visual amenity.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

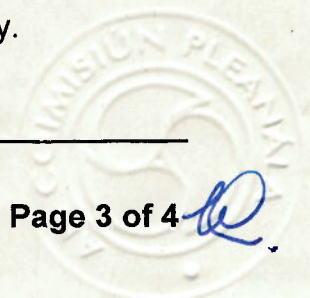
Reason: In the interest of public health.

5. The developer shall prevent any mud, dirt, debris or other building material from being carried onto or placed on the public road as a result of the construction works and shall repair any damage to the public road arising from the works.

Reason: In the interest of traffic safety and amenity.

6. Site development and building works shall be carried out between the hours of 0700 and 1900 Mondays to Fridays inclusive, 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.



7. The vehicular entrance shall be not more than 2.7 metres in width and shall not have outward opening gates.

Reason: In the interests of vehicular and pedestrian safety.

8. 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. The contribution shall be paid prior to the 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 that a condition requiring a contribution in accordance with Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mick Long

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

Dated this 11th day of August 2025