

An
Coimisiún
Pleanála

Commission Order
ABP-322349-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2734/24

Appeal by John Burke care of RW Noland and Associates of 54 Fitzwilliam Square North, Dublin against the decision made on the 25th day of March 2025, by Dublin City Council to grant subject to conditions a permission to Christopher McGeady care of Moneybeg Planning and Environmental Limited, Dunlewey, County Donegal in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolish the partially built extension and the lean-to building at the rear of the dwelling and build a 2-storey extension for a ground floor living area, extended kitchen/dining area and a first-floor toilet and shower room. All wastewater services are to be connected to the existing public mains all at number 13 Kirwan Street, Stoneybatter, 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, including Land-Use Zoning Objective Z2, that pertains to the site, it is concluded that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of neighbouring 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, 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 proposed development shall be amended by the omission in its entirety of the proposed first-floor extension. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development.

Reason: To preserve the character and appearance of the residential conservation area and in the interest of residential amenity.

3. No works over the former laneway to the rear of the existing dwelling shall commence until the planning authority has been furnished with written confirmation that the land is in the full ownership of the applicant, and until the planning authority has certified in writing that it is content with this confirmation.

Reason: In the interest of orderly development.

4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works. Prior to the commencement of development, the developer shall submit proposals 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. Details of the materials, colours and textures of all the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

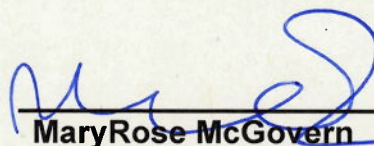
Reason: In the interest of visual amenity.

6. No flat roof of the property shall be used as a balcony or terrace, unless authorised by a prior grant of planning permission.

Reason: To protect the residential amenities of neighbouring properties.

7. Prior to commencement of works, the developer shall submit to, and agree in writing with, the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction and demolition waste.

Reason: In the interest of public safety and amenity.



MaryRose McGovern

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

Dated this 6th day of August 2025.