

An  
Coimisiún  
Pleanála

**Commission Order**  
**ABP-322442-25**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2019/24**

**Appeal** by Fairfield Court Management Company Limited care of Colgan O'Reilly Architects of 93A Sandymount Road, Dublin against the decision made on the 7<sup>th</sup> day of April, 2025 by Dublin City Council to grant subject to conditions a permission to Kieran and Siobhan Fay care of Carew Kelly Architects of 21-22 Grafton Street, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Removal of existing pitched (hipped) roof and replacement with flat (green) roof, increase in height of external walls to allow for parapet to new flat roof, removal of existing ground floor bay window, glazed entrance screen and glazed roof to lobby, removal of chimney breast, extension of ground floor by a total of 6.72 square metres, extension of first floor to front and side (over existing ground floor kitchen area) by a total of 17.86 square metres. Works also include for solar panels and heat pump to roof, all at The Mews, Fairfield Court, Herbert Road, Sandymount, Dublin.

## Decision

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.**

## Reasons and Considerations

Having regard to the nature and scale of the proposed development, and the Z1 zoning (Sustainable Residential Neighbourhoods) in the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the following conditions, the proposed development would be compatible with the visual and residential amenities of the area, 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 12<sup>th</sup> day of March 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. All external finishes shall harmonise with the existing finishes of the dwelling in respect of materials and colour.

**Reason:** In the interest of 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 and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

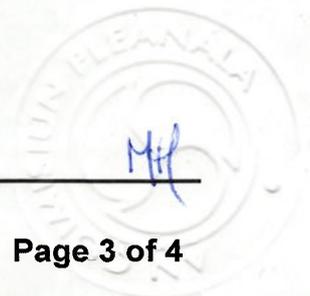
**Reason:** In order to safeguard the amenities of property in the vicinity.

4. Site and development works shall be carried out in such a manner as to ensure that the adjacent public road is kept clear of debris, soil, and other material and, if the need for cleaning arises, the cleaning works shall be carried out at the developer's expense.

**Reason:** In the interests of residential amenity and orderly development.

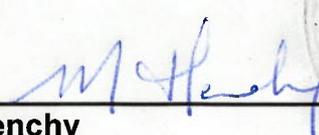
5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

**Reason:** In the interest of public health and surface water management.



6. Access to the roof shall be limited to maintenance only.

**Reason:** In the interest of residential amenity.

  
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Mary Henchy

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

Dated this 15<sup>th</sup> day of December 2025

