

An
Coimisiún
Pleanála

Commission Order
ACP-322899-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 3004/25

Appeal by Bernardo and Orla Langaro of 48 Grange Park Road, Raheny, Dublin and by Niall and Lorraine Fanning of 31 Grange Park Road, Raheny, Dublin against the decision made on the 4th day of June, 2025 by Dublin City Council to grant subject to conditions a permission to Bryan Tighe and Ciara O'Brien of 1 Grange Park Avenue, Donaghmede, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Relocation (south-eastwards) of existing vehicular entrance via Grange Park Road and relocation (north-eastwards) of existing vehicular access via Grange Park Avenue. Provision of new pedestrian entrance/access path via Grange Park Road to existing shed to rear of existing dwelling and revision of front garden area to provide revised hardstanding area for vehicular parking. Partial demolition of existing single storey garden shed to rear, partial demolition of single storey element to side of existing dwelling at ground floor level and removal of covered pedestrian entrance porch to side also. Construction of single storey extension with rooflights to the rear of existing dwelling. Construction of two number two-storey with attic level accommodation, semi-detached three-bedroom dwellings fronting Grace Park Avenue each served by north-west facing

dormer window at attic level, three number rooflights per dwelling, private amenity space to the rear and one number vehicular parking space per dwelling with one number dwelling served by relocated vehicular entrance via Grange Park Road and one number dwelling served by new vehicular entrance via Grange Park Avenue, pedestrian entrances to both dwellings via Grange Park Avenue also, and all ancillary works, inclusive of landscaping, boundary treatments and SuDs drainage necessary to facilitate the development, all at 1 Grange Park Avenue, Donaghmede, 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 nature and scale of the proposed development, the provisions of the Dublin City Development Plan 2022-2028, including the zoning objective for the site, and the established pattern of residential development in the area, particularly dwellings in side gardens and on corner plots, it is considered that, subject to compliance with the conditions set out below, the proposed development would represent an acceptable form of compact development on an infill site, would not seriously injure the visual or residential amenities of the area, would not endanger public safety by reason of 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, as amended by the further plans and particulars received by the planning authority on the 8th day of May 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The external finishes of the proposed development, including roof tiles/slates, shall harmonise with those of the existing dwelling in respect of colour and texture. Details in this regard shall be agreed in writing with the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. 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.

4. Prior to commencement of development, the developer shall enter into a water and wastewater connection agreement with Uisce Éireann.

Reason: In the interest of public health.

5. A detailed construction traffic management plan shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The plan shall include details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In the interest of sustainable transport and safety.

6. 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 approval has been received from the planning authority.

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

7. All service cables associated with the proposed development, such as electrical, telecommunications and communal television, shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interest of visual amenity.

8. Proposals for an estate/street name, house numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

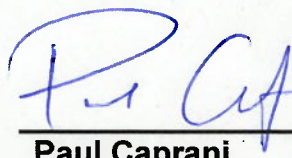
Reason: In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

9. All the in-curtilage car parking spaces serving the residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points. Details of how it is proposed to comply 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 sustainable transportation.

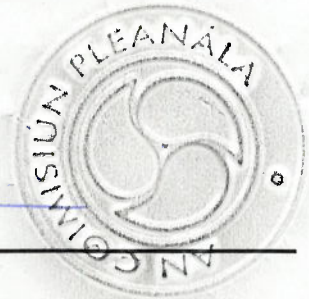
10. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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.



Paul Caprani

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



Dated this 17th day of October 2025.