



An
Coimisiún
Pleanála

Commission Order
ACP-322990-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1907/25

Appeal by Gearoid Conroy of 12 Island View, Kilbarrack, Dublin against the decision made on the 17th day of June, 2025 by Dublin City Council to grant subject to conditions a permission to Michael McCawley care of Gró.Works of The Gallery, 20a Mount Pleasant Avenue Lower, Ranelagh, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of changes to previously approved planning register reference number 3800/20, relating to condition 1 and 3, consisting of (i) alterations to the single storey porch element to dwellings B and C from cantilevered roof structures to supported roof structures, (ii) the location of the two rear dwellings (B and C) in relation to the north-western site boundary, (iii) the parapet height of the side bay windows of dwellings B and C and (iv) the retention of clear glass to the south-west facing window to dwelling A and all associated ancillary site and landscaping works, all at 806 Howth Road, 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 pattern of existing development in the area, the site's location and the scale of development relative to its surrounding residential area, it is considered to be a form of development that would not, subject to compliance with conditions set out below, contravene the Dublin City Council Development Plan 2022-2028 or the Department of Housing, Local Government and Heritage - Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 and would not seriously injure the visual or residential amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development proposed for retention 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (register reference 3800/20, ABP-310278-21 (An Bord Pleanála reference) and WEB2134/23) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.



Declan Moore

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



Dated this 10th day of November 2025.