

An
Coimisiún
Pleanála

**Commission Order
ACP-323031-25**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1895/25

Appeal by PECS Limited care of DL Planning of 15 Fernvale Drive, Crumlin, Dublin against the decision made on the 16th day of June, 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: (1) Subdivision of existing site, (2) demolition of existing single storey shed structure in ear garden, (3) the erection of a detached two-storey two bedroom flat roof dwelling (circa 83 square metres), together with three number rooflights, high level windows to the rear and a bay window to the front, (4) the relocation of the existing pedestrian access (serving number 81 Carrow Road, (5) landscaping, SUDs drainage and (6) all associated site works at 81 Carrow Road, Drimnagh, 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 residential zoning pertaining to the site, the infill nature of the development, the orientation, design and layout of the proposed dwelling, the planning policy contained in the Dublin City Development Plan and the proximity of the proposed dwelling to open space, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an acceptable form of development on a corner in-fill site which would accord with policy set out in the development plan that seeks to promote urban consolidation and density, including Policy QHSN6, GHSN10 and QHSN04, and would further align with Section 15.13.2 (Infill/side garden housing developments) of the plan. It would not constitute overdevelopment, would not seriously injure the amenities of future occupants or neighbouring residential properties in the area and would be in accordance with the residential character of the area. The proposed development 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, 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.

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2. Prior to the commencement of development, the developer shall submit details for the attenuation and disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of sustainable drainage.

3. All necessary measures should be taken by the applicant and contractor to prevent the spillage or deposit of clay, rubble or other debris on the public road network, repair any damage to the public road arising from carrying out works and avoid conflict with between construction activities and pedestrian and vehicular movements on the surrounding public roads.

Reason: In the interests of amenities, public health and safety and environmental protection.

4. Two safe and secure bicycle parking spaces shall be provided within the site. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

5. Proposals for a house number shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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

6. Proposals for the front boundary treatment shall be submitted to, and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of clarity.

7. The developer shall ensure that the development is served by adequate water supply and/or wastewater facilities and shall enter into a connection agreement with Uisce Éireann to provide for a service connection(s) to the public water supply and/or wastewater collection network prior to commencement of development.

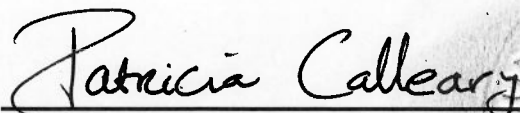
Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

8. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours 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.

9. 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.



Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 08 day of October 2025.