



An  
Coimisiún  
Pleanála

**Commission Order**  
**ACP-323162-25**

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

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB1419/25**

**Appeal** by Maura Barron and Collette Bradshaw care of 9 Island View, Dublin, by Gearoid Conroy of 12 Island View, Kilbarrack, Dublin and by Conor and Victoria Jordan of 13 Island View, Dublin against the decision made on the 4<sup>th</sup> day of July, 2025 by Dublin City Council to grant subject to conditions a permission to the said Conor and Victoria Jordan in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Change of an existing single storey two bedroom dwelling with pitched roofs to a part single storey part two-storey four bedroom dwelling with flat and pitched roofs consisting of the following works: (i) construction of new single storey ground floor extension (11.8 square metres in area) to rear of existing dwelling with pitched roof, (ii) construction of a single storey first floor level extension with flat roof to provide additional habitable accommodation (58 square metres in area) including a feature canopy and timber cladding, (iii) alterations to all existing elevations, (iv) internal alterations of existing dwelling to facilitate additional storey as required, (v) partial lowering of the side (southern) boundary wall and (vi) all

associated site and development works necessary to facilitate the development, all at 13 Island view, 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 design, appearance of the proposed extension to the dwelling and to the pattern of development in the vicinity, the Commission considered that the proposed development as originally submitted to the planning authority at application stage, subject to compliance with the conditions set out below would not seriously injure the visual amenities of the area or the residential amenities of property in the vicinity and would not adversely impact on the 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, as amended by the further plans and particulars received by the planning authority on the 10<sup>th</sup> day of June 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. Notwithstanding the detail on the plans, this permission does not grant any approval for the widening of the vehicular access.

**Reason:** In the interest of clarity and to ensure compliance with Section 4.3.1 Parking in Front Gardens of Appendix 5: of the Dublin City Development Plan 2022-2028.

3. Details of the external finishes of the proposed extension shall be agreed in writing with the planning authority prior to the commencement of development.

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

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday 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 residential amenities of property in the vicinity.

5. (a) All necessary measures shall be taken by the applicant to prevent any spillage or deposition of clay, dust, rubble or other debris, whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road and footpath network during the course of the construction works.
- (b) Any damage to roads, footpaths or other public property caused by the development shall be made good to the satisfaction of the planning authority.

**Reason:** In the interests of traffic safety and proper control of development.

6. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details 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.

7. During the construction and demolition phases, the proposed development shall comply with British Standard 5228 'Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.'

**Reason:** In order to ensure a satisfactory standard of development, in the interest of residential amenity.

8. 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 27<sup>th</sup> day of November 2025**