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

**Planning Authority: Dublin City Council**

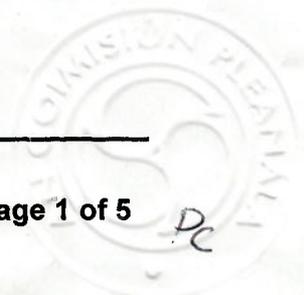
**Planning Register Reference Number: WEB1778/25**

**APPEAL** by Philip O'Reilly of 68 Gandon Close, Harold's Cross Road, Harold's Cross, Dublin against the decision made on the 28<sup>th</sup> day of July, 2025 by Dublin City Council to grant subject to conditions a permission to Don Ross care of Dublin Design Studio of 192 Clontarf Road, Clontarf, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Removal of the existing garage and single storey extension and the construction of a new part single storey, part two-storey extension, all to the side and rear of the house. The proposed works will include all associated landscaping, site and drainage works, all at 82 Saint Alban's Park, 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 conservation zoning objective for the area, and compliance with the development standards of the Dublin City Development Plan 2022-2028, the specific characteristics of the site and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the character of the area, would not seriously injure the residential or visual amenities of the area, would constitute an acceptable form of development at this location, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered the proposed design to be contemporary, innovative and appropriate and would not detract from the character of the Z2 Residential Conservation Area. The Commission considered that the external materials, including the extension of the string course proposed, would sensitively reflect the design and external cladding to the main dwelling while providing a subtle contrast and legible differentiation between old and new. The proposed development was respectful and subservient to the main house and would not detract from the visual amenities 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 7<sup>th</sup> day of July, 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 extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture.

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

3. Site development and building works shall be carried out only between the hours of 0800 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.

4. Water supply and drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

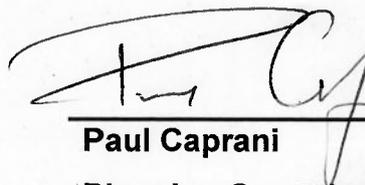
**Reason:** In the interest of public health.

5. No overhanging of, or trespass on adjoining properties or rights of ways by eaves, gutters, foundations etc. shall take place on foot of this permission, save with the written consent of the respective owners of the properties in question. A copy of any written consent shall be submitted to the planning authority prior to commencement of development. Any damage caused to third-party property shall be made good by the developer at their own expense.

**Reason:** In the interest of orderly development.

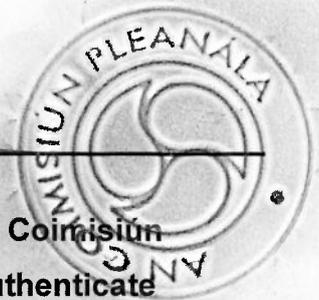
6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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 16<sup>th</sup> day of December 2025.