

An
Coimisiún
Pleanála

Commission Order

ACP-323544-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 3256/25

Appeal by EJJR Limited against the decision made on 7th day of August, 2025 by Dublin City Council to refuse permission.

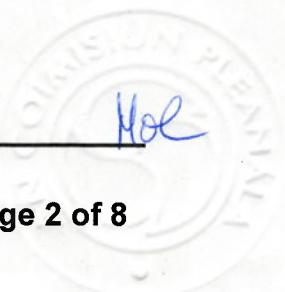
Proposed Development: Construction of a new two-storey extension to the rear of building. Works will include demolition of the existing single storey extension and alterations to the main building, including modifying a window opening to form a doorway, provision of a new window at high level and associated site works. The new extension is to be clad in brick to match the main building with traditional sash windows, flat roof and single rooflight, all at 1 Pearse Square, Dublin (number 1 Pearse Street is a three-storey end-of-terrace house and is a protected structure HIAH registry reference number 500204889).

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the zoning objective Z2: Residential Neighbourhoods (Conservation Areas) and the location of the site within an architectural conservation area, it is considered that, subject to compliance with the conditions set out below, the proposed demolition of the single storey rear return and the construction of a two-storey extension and other improvement works would not impact on the character and distinctiveness of the protected structure, or the character of Pearse Square Park, and would promote the return of the building to residential use and ensure the long-term viability of the protected structure and, as such, would not contravene Section 14.7.2 (Residential Neighbourhoods (Conservation Areas) – Zone Z2), or Policy BHA2 (Development of Protected Structures), Policy BHA3 (Loss of Protected Structures) or Policy BHA9 (Conservation Areas) of the Dublin City Development Plan 2022-2028 or the Architectural Heritage Protection Guidelines for Planning Authorities published by the Department of Arts, Heritage and the Gaeltacht (2011). The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.



Hol

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission was satisfied that the rear return of the building is in poor condition, including the recent attempts to carry out remedial works, and no original internal features remain, and in the context of returning the protected structure to single residential use, the demolition would not constitute a substantial loss of the historic fabric of the overall building. The Commission considered that the new two-storey flat-roofed extension would enhance the residential amenity of the protected structure and was satisfied that the proposed development is subservient to the height of the existing building, would not lead to significant overshadowing or be overbearing in the context of the adjacent dwelling, would not detract from the residential amenities or devalue property in the vicinity, and would be appropriate in terms of its scale, mass and height. In addition, the Commission noted the pattern of development of the rear returns of the buildings in the vicinity of Pearse Square Park, which included a recent two-storey extension which is visible from Pearse Street, and considered that the proposed development would not cause serious injury to the visual amenities of the area or the streetscape of Pearse Street. In reaching its determination, the Commission noted and shared the opinion of the Inspector that the proposed development would not be overbearing or adversely impact on adjoining residential amenity such that a refusal of permission would be warranted.

Hol

Conditions

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

Reason: In the interest of clarity.

2. Prior to commencement of development on the protected structure, the developer shall submit, for the written agreement of the planning authority, a detailed method statement covering all works proposed to be carried out, including:
 - (a) a full specification, including details of materials and methods, to ensure that the proposed development is carried out in accordance with current Conservation Guidelines issued by the Department of Arts, Heritage and the Gaeltacht,
 - (b) a methodology for the recording and/or retention of concealed features or fabric exposed during the proposed works,
 - (c) details of materials/features of architectural interest to be salvaged,
 - (d) details of the replacement of any brickwork or any works of repointing which shall be undertaken so that it matches the original existing wall finish,

- (e) details of the remaining rainwater goods and bargeboard which, where possible, shall be repaired and reused, the replacement of which (if any) shall match the original in terms of design and materials, and
- (f) details of replacement windows which shall be modelled on surviving windows.

All details shall be accompanied by drawings of an appropriate scale of not less than 1:50.

Reason: In the interest of the protection of architectural heritage.

3. The developer shall comply with the following conservation requirements of the planning authority:

- (a) A conservation expert with proven and appropriate expertise shall be employed to design, manage, monitor and implement the proposed works and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained fabric and the curtilage of the protected structure.
- (b) All works to the structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of Housing, Local Government and Heritage.
- (c) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.

(d) The architectural detailing and materials in the new works shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

Reason: In order to protect the original fabric, character and integrity of the protected structure.

4. If during the course of site works any archaeological material is discovered, the City Archaeologist shall be notified immediately. Furthermore, in this regard, notification shall be issued to the National Monuments Service, the Department of Housing, Heritage and Local Government and the National Museum of Ireland.

Reason: In the interest of preserving or preserving by record archaeological material likely to be damaged or destroyed in the course of the proposed works.

5. 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.

6. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the proposed development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

7. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

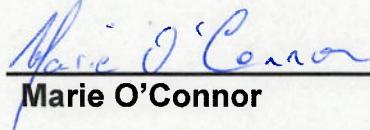
Reason: In the interest of visual amenity.

8. 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.

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.



Marie O'Connor

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

Dated this 13th day of January 2026.

