

An
Coimisiún
Pleanála

Commission Order
ACP-323583-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1524/25

Appeal by Stephen Cairns of 1 Silverfield, Stiles Court, Clontarf, Dublin against the decision made on the 12th day of August 2025, by Dublin City Council to grant, subject to conditions, a permission to Charles Hughes care of Hausman Design Limited of The Northside Enterprise Centre, Bunratty Drive, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to the ground floor rear elevation and for minor internal alterations to the existing ground floor plan and for the construction of a first-floor extension to the existing house and for all associated site works, all at Naomh Treasa, Stiles Court, Clontarf, Dublin as amended by the further public notices received by the planning authority on the 16th day of July 2025.

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 objective, to the pattern of development in the area characterised by semi-detached and detached two-storey houses with front and back gardens, and to the policy framework for residential extensions contained within the Dublin City Development Plan 2022 - 2028, it is considered that the proposed refurbishment and extension of the existing fire-damaged, single-storey dwelling house at "Naomh Treasa", Stiles Court, to provide a two-storey dwelling house, would be consistent with Appendix 18 (Ancillary Residential Accommodation) of the Dublin City Development Plan 2022 - 2028, would provide a reasonable level of accommodation on the site, and would not have a significant adverse impact on the amenities of adjoining residential properties. 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 26th 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. Prior to the commencement of development, the developer shall submit for the written agreement of the planning authority a construction method statement, including details of all construction works to the east elevation of the dwelling house.

Reason: In the interests of clarity and of the protection of the residential amenities of the adjoining property at number 1 Silverfield, Stiles Road.

3. The site development and building works shall be carried out only between the hours of 0700 and 1900 Mondays to Fridays inclusive, between 0800 and 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.

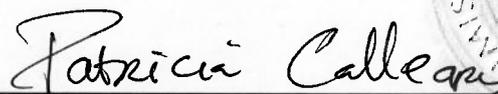
Reason: In order to safeguard the residential amenities of property in the vicinity.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to 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.

5. 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 the 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 9th day of December 2025.