

An
Coimisiún
Pleanála

Commission Order
ACP-323605-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2454/25

Appeal by Seóirse Plunkett of 25 Marlborough Road, Donnybrook, Dublin against the decision made on the 14th day of August, 2025 by Dublin City Council to grant subject to conditions a permission to Claire Geary care of Hussey Architects of 13 Gilford Road, Sandymount, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of two garden sheds to the rear of the house, enlarging the existing window opening to the ground floor rear elevation, forming new openings in the ground floor return west-facing wall, blocking up the ground floor return north elevation window and blocking up one first-floor return north elevation window, demolishing the boundary wall to the laneway to the north of the property and re-using the stone from this wall in the construction of a new one-and-a-half-storey pitched roofed home office and gym, the construction of a new single storey flat-roofed extension to the rear of the house, the remodelling of the existing ground floor to provide a new utility room, bedroom and en-suite and all ancillary landscaping works, all at 27 Marlborough Road, Donnybrook, Dublin (a protected structure).

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 provisions of the Architectural Heritage Protection Guidelines for Planning Authorities (2011), the Z2 Residential Neighbourhoods (Conservation Areas) zoning objective which pertains to the site, Policy Objectives BHA2(d) (Development of Protected Structures) and BHA9 (Conservation Areas), and Appendix 18 (Ancillary Residential Accommodation) of Volume 2 of the Dublin City Development Plan 2022-2028, as varied, it is considered that, subject to compliance with the conditions set out below, the proposed development would not detract from the built heritage character of the area, would not seriously injure the amenities of the area, would not result in a traffic hazard, and would, therefore, be in accordance with the proper planning and sustainable development 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, 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 and the proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. 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 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) The proposed development shall be carried out in accordance with the following:

- (i) 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. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic re-instatement.
- (ii) All existing original features in the vicinity of the works shall be protected during the course of the refurbishment works.
- (iii) The developer shall clarify the purpose of the proposed voids between the proposed utility, stair hall and kitchen and between the proposed en-suite and the kitchen. The developer shall submit revised plans of the lower ground floor showing the voids omitted. The positioning of new wall partitions across fire breasts shall be repositioned such that they are located to the side of the chimneybreast, to reveal the chimneybreast in full.
- (iv) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.
- (v) The architectural detailing and materials of the proposed development shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

- (vi) The developer shall prepare a small sample area of cleaning, raking out and repointing of the historic stone walls for the written approval of the Conservation Officer. The proposed pointing shall be NHL2 lime pointing.

Reason: In order to protect the original fabric, character and integrity of the protected structure, and to ensure that the proposed works are carried out in accordance with best conservation practice.

3. Prior to commencement of development, detailed structural drawings and a construction methodology statement (including the results of detailed structural surveys of the protected structure) indicating the means proposed to ensure the protection of the structural stability and fabric of the structure shall be submitted to, and agreed in writing with, the planning authority. These details shall include demonstrating the demolition methods proposed and excavation arrangements, the proposed foundation system, underpinning (if required) and method of construction.

Reason: In the interest of preserving the architectural integrity and heritage value of the retained structures.

4. (a) The proposed development shall be restricted to a home office and gym use that is incidental to the occupation of the adjacent dwellinghouse, as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.

- (b) The existing dwellinghouse, including single-storey extension, and the ancillary home office/gym building, the subject of this grant of planning permission, shall be occupied as a single residential unit, and the single storey extension or the ancillary home office/gym building shall not be used, sold, let or other transferred or conveyed, save as part of the dwellinghouse, as extended.

Reason: In the interest of orderly development.

5. 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 and to ensure an appropriate standard of development.

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 hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

7. Prior to commencement of development, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) shall be prepared and submitted to the planning authority for written agreement. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.


Reason: In the interest of reducing waste and encouraging recycling.

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 and surface water management.

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.



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

Dated this 9th day of December 2025.