

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2671/25

Appeal by Peter O'Reilly against the decision made on the 9th day of September, 2025 by Dublin City Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Change of use from bank/credit union to dwelling, to include refurbishment works and alterations to internal layout, alterations to roof profile on modern staircase extension to rear with new zinc-cladding to replace the existing glazed roof and façade, alterations to existing window on rear return (basement level) to create glazed door to rear yard, removal of modern access ramp to front of house and reconfiguration of front external entrance steps to replicate historic configuration of these steps, with associated landscaping alterations to front garden, introduction of external steps from rear basement lightwell to rear yard, introduction of PV panels on south-facing roof slope to rear of building. The development will include an extension (2.5 square metres) of the staircase half-landing below first floor level, all at 59 Morehampton Road, Donnybrook, Dublin (a protected structure).

Decision

Having regard to the nature of the conditions the subject of the appeal, the Commission is satisfied that the determination by the Commission of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act 2000, as amended, to AMEND condition numbers 3, 4(d) and 6 so that they shall be as follows for the reasons set out.

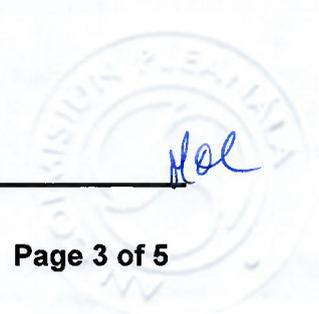
3. The following shall be complied with:
 - (a) The shower/wc and utility at lower ground floor level shall be configured so as to negate the requirement for a second door opening. The floor space shall be accessed only by the existing door to the safe room. Revised plans, drawings and particulars detailing the foregoing shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
 - (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). Any repair works shall retain the maximum amount of surviving historic fabric in situ.
 - (c) The proposed development shall be carried out in compliance with the Conservation Architect's Method Statement and the Architectural Heritage Impact Assessment Report received by the planning authority on the 16th day of July, 2025.

(d) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.

Reason: In the interest of the protection of architectural heritage and in order to ensure the protection of the original fabric, character and integrity of the protected structure.

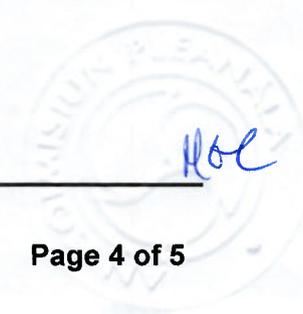
4. (d) The solar panels to the rear roof slope shall be in accordance with the location indicated on drawing reference Existing and Proposed South Elevations Sheet number 25-03-FH-00-ZZ-SH-A received by the planning authority on the 16th day of July, 2025. Prior to commencement of development, the developer shall submit details confirming the location of the storage battery and service cabling to the planning authority for written agreement. All works shall be carried out under the supervision of a suitably qualified conservation architect in accordance with a method statement to be agreed with the planning authority prior to commencement of development. When no longer required, the installation, including all associated cabling and battery storage, shall be removed.

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



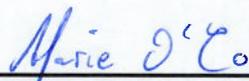
6. Prior to commencement of development, the developer shall submit to the planning authority for written agreement revised plans and particulars demonstrating the following:
- (a) The rear garden area shall be appropriately planted and landscaped and shall demonstrate provision for two number car parking spaces and associated turning facilities.
 - (b) The car parking spaces shall be for the exclusive use of the dwellinghouse and shall not be sold, let or otherwise separated from the residential use on site.
 - (c) All costs incurred by the planning authority, including any repairs to the public road and services necessary as a result of the proposed development, shall be at the expense of the developer.

Reason: In order to ensure a satisfactory standard of development and to ensure compliance with the requirements of the Dublin City Development Plan 2022-2028.



Reasons and Considerations

Having regard to the planning history of the site and the nature, scale and extent of previous amendments and alterations to the property, both internally and externally, and having regard to the pattern of development in the vicinity, it is considered that the proposed development would adhere to the relevant provisions of the Dublin City Development Plan 2022-2028 and would not seriously injure the amenities of the area or property in the vicinity, and would not have an adverse effect on the character and setting of the protected structure. Condition number 3 of the planning authority's decision should be amended noting the extensive interventions that are being reversed in accordance with the Architectural Heritage Impact Assessment and Conservation Method Statement and the internal and external fabric of the building. Condition number 4(d) should be amended noting that the location of the proposed solar panels would not have a significant negative impact on the protected structure or the surrounding area. In deciding not to accept the Inspector's recommendation as regards the number of carparking spaces, it was considered that, given the planning history of the use of the rear garden for commercial parking associated with the previous use of the property, two parking spaces would be appropriate in the context of a return to residential use which would be an overall reduction in car spaces and was warranted in this particular instance. Condition number 6 should be amended having regard to this.


Marie O'Connor

Marie O'Connor
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 20 day of February 2026.