



An
Coimisiún
Pleanála

Commission Order
PL-500054-DS

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2748/25

Appeal by Coolebridge Limited against the decision made on the 18th day of September 2025, by Dublin City Council to refuse permission for the proposed development.

Proposed Development: (i) Retention of existing ancillary garden office room (15 square metres) with; (ii) permission to upgrade external finishing from corrugated steel to timber cladding and relocate garden office room to the southeast corner of the shared rear garden to replace the existing shed approved for demolition under planning register reference number: WEB2626/24. (iii) Permission is also sought for new gravel path and rear boundary hedge, and (iv) all ancillary works necessary to facilitate the proposal all at rear of numbers 94/96 Rathmines Road Lower, Rathmines, Dublin. The properties are Protected Structures.

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 information submitted with the application and the nature and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would comply with the zoning objective for the site and polices with respect to development within the curtilage of protected structures as set out in the Dublin City Development Plan 2022-2028, and would not seriously injure the visual or residential amenities of the area or to adjoining properties. The proposed development and the development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: In the interest of clarity.

2. The garden office room shall be used for purposes ancillary to the use of the existing buildings on the site that is, residential apartments. It shall not be separated from the existing building by sale or lease, used for sleeping accommodation or used for any use which is not ancillary to the use of the existing buildings on site without a separate grant of planning permission.

Reason: In the interest of residential amenity.

3. External finishes shall be as indicated on the plans submitted unless otherwise agreed in writing with the planning authority prior to commencement of the development.

Reason: In the interest of visual amenity.

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4. Surface water drainage arrangements shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Monday to Fridays, between 0800 and 1400 hours on Saturday 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: To safeguard the residential amenities of adjoining property in the vicinity.

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.



Patricia Calleary

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

Dated this 26th day of January 2026