



An  
Coimisiún  
Pleanála

**Commission Order  
PL-500177-DS**

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**Planning and Development Act 2000, as amended**

**Planning Authority: Dublin City Council**

**Planning Register Reference Number: WEB2888/25**

**Appeal** by John and Marie Brennan against the decision made on the 8<sup>th</sup> day of October, 2025 by Dublin City Council to grant, subject to conditions, a permission to Nicola Carroll in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Retention of internal Mezzanine attic storage space and access stairs and all associated ancillary site works. Previously approved planning reference number 2787/21 at 104 Pembroke Cottages, Donnybrook, Dublin.

## **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, the pattern of development in the vicinity, which is characterised by the rear extension and alteration of a building stock of modest artisan and the policy framework provided by the Dublin City Development Plan 2022-2028, it is considered subject to compliance with the conditions set out below that the development proposed to be retained would in general be consistent with Appendix 18 (Ancillary Residential Accommodation) of the development plan, would not result in a significant depreciation in the existing amenities of adjoining residential properties, including number 103 Pembroke Cottages in terms of light and privacy and, as such, would, therefore be in accordance with the proper planning and sustainable development of the area.

## Conditions

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

**Reason:** In the interest of clarity.

2. The mezzanine level shall only be used for non-habitable storage space.

**Reason:** In the interests of orderly development and residential amenity.

3. 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 within three months from the date of this Order 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 the 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



*Declán Moore*

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**Declán Moore**

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

Dated this *18<sup>th</sup>* day of *FEBRUARY* 2026