



An
Coimisiún
Pleanála

Commission Order
PL-500445-DN-25

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5198/25

Appeal by Laurence Keegan against the decision made on the 14th day of November, 2025 by Dublin City Council to refuse permission for the proposed development.

Proposed Development: Retention permission of amendments to a previously permitted single storey shed (Dublin City Council planning register reference number 4624/22) comprising of an increase in the overall floor area by approximately 7.3 square metres with two number rooflights, two number doors to the rear lane and elevational changes including the relocation of the front window and door and reduction in the overall heights, all in the rear garden of 10 Saint Alphonsus Road Lower, Drumcondra, 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 provisions of the Dublin City Development Plan 2022-2028 and the zoning objective to 'To protect, provide and improve residential amenities', to the established residential use and planning history on the site, to the pattern of development in the area, and to the scale, form and design of the development, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the existing residential and visual amenities of the area. 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 carried out, completed and retained 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 carried out, completed and retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development shall be in accordance with the terms and conditions attached to the permission granted under planning register reference number 4624/22 save for the amendments in the current application and the requirements of the conditions hereunder. The proposed development shall be amended as follows:

- (a) the existing door to the west of the laneway on the south elevation shall be removed, the door opening blocked up and the external facade rendered to match existing. The remaining door shall be replaced with a solid door with no glazing panels.

Photographic evidence showing compliance with these requirements shall be submitted to the planning authority within three months of the date of this order.

Reason: In the interest of residential amenity.

3. The proposed detached shed shall not be used for human habitation or for the keeping of pigs, poultry, pigeons, ponies or horses or for any use other than as a use incidental to the enjoyment of the dwellinghouse as such, unless authorised by a prior grant of planning permission.

Reason: In the interest of residential amenity.

4. The proposed detached shed shall not be put to commercial use, and its use shall be only incidental to the enjoyment of the principal dwelling on site. It shall not be separated from the principal dwelling by lease or sale.

Reason: In the interests of the proper planning and sustainable development of the area and of residential amenity.

5. 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.

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 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 Coimisiun 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 1st day of April 2026.