

An
Coimisiún
Pleanála

Commission Order
PL-500544-DN-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5412/25

Appeal by Zoe Baker on behalf of Our Street Community Group against the decision made on the 9th day of December 2025 by to grant, subject to conditions, a permission to M&R Khaya Investment Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of retention permission for a single-storey shed roof rear extension (7.6 square metres utility room) together with an associated timber-framed veranda and all associated site works at 18 Summer Street North, Mountjoy, Dublin 1.

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 for the site, the design, layout and limited scale of the proposed development to be retained and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the development proposed for retention would not seriously injure residential or visual amenities, established character or appearance of the area and would, otherwise, 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, or as otherwise stipulated by conditions hereunder, and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The dwelling and all extensions shall be used as a single dwelling unit only and shall not be subdivided, sold or rented in separate units, nor used as a commercial premises, save where otherwise permitted by a separate grant of planning permission.

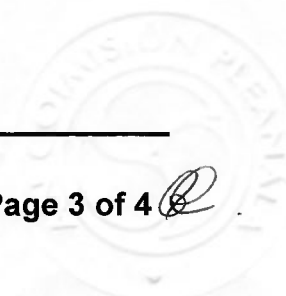
Reason: To protect residential amenity and to ensure proper planning and sustainable development.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, and any statutory provision amending or replacing them, the use of the proposed development shall be restricted to a utility room as specified in the application, unless otherwise authorised by a prior grant of planning permission.

Reason: To protect the amenities of property in the vicinity.

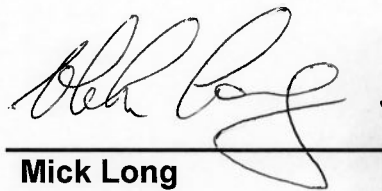
4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

Reason: In the interest of public health.



5. The developer shall pay to the planning authority a financial contribution of €889.20 (eight hundred and eighty nine euro and twenty cent) 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.

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.



Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this

1st day of *April*

2026

