

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5381/25

Appeal by John and Norette Burke against the decision made on the 5th day of December, 2025 by Dublin City Council to grant subject to conditions a permission to Christopher McGeady for the proposed development.

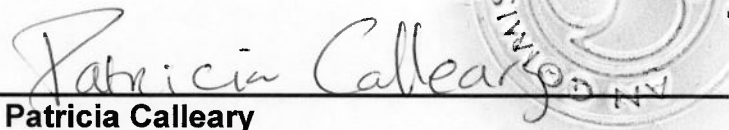

Proposed Development: To build a first-floor extension toilet and shower room. All wastewater services are to be connected to the existing public mains at 13 Kirwan Street, Stoneybatter, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Based on the information on file including inaccuracies in the submitted drawings and deficiencies in the submitted 'Daylight and Sunlight Impact Report' and having regard to the constrained site and context, the Commission is not satisfied that the proposed development would not have significant and negative impacts upon the residential amenity of existing neighbouring properties. Accordingly, the proposed development is considered contrary to the 'Z2 - Residential Neighbourhoods (Conservation Areas)' zoning objective which seeks to protect and/or improve the amenities of residential conservation areas and would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

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

Dated this 9th day of April 2026