

An
Coimisiún
Pleanála

**Commission Order
PL-500615-DS**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5441/25

Appeal by Paula Bradshaw against the decision made on the 10th day of December, 2025 by Dublin Council to refuse permission.

Proposed Development: Revisions to previously approved permission under planning register reference number 3890/22 which include dormer structure and window to the front elevation and elevational alterations, all at 9 Bremen Avenue, Irishtown, Dublin.

Decision

GRANT permission for the above proposed development based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the residential zoning of the site, the nature of the proposed development, and the pattern of permitted development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide an enhanced level of residential amenity for the occupants, would not seriously injure the amenities of the area or of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: In the interest of clarity.

2. The proposed development shall comply with the conditions of the previously approved permission under planning register reference number 3890/22, unless departures are agreed with the planning authority.

Reason: In the interest of clarity.

3. The attic space shall not be used for human habitation unless it complies with the current Building Regulations.

Reason: To provide for an adequate standard of development.

4. The external finishes of the proposed extension shall be black in colour, as per the plans and particulars lodged with the application, and shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 1800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

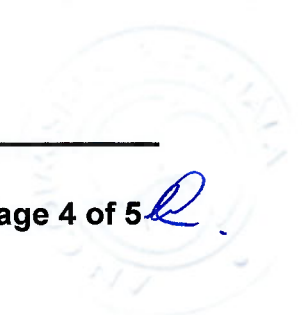
Reason: To safeguard the amenity of property in the vicinity.

6. Prior to commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority. The disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: To prevent flooding and in the interest of sustainable drainage.

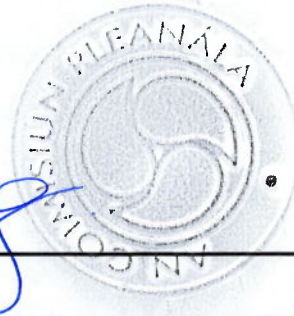
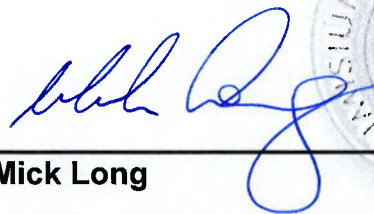
7. The developer shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining property as a result of the site construction works and shall repair any damage to the public road arising from carrying out of works. Storage of construction materials shall not be permitted on the public road/footway, unless agreed in writing with the planning authority.

Reason: To protect the amenities of the area and in the interest of road safety.



8. 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.



Mick Long

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

Dated this 9th day of April 2026.