



Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5540/25

Appeal by Nicola Woods against the decision made on the 18th day of December, 2025 by Dublin City Council to grant subject to conditions a permission to Shane Kenny and Sarah Twohig in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolition of existing single storey side extension and lean-to; original rear kitchen extension; conservatory to rear and section of boundary wall to the south-west. Construction of a new part two-storey, part single storey side extension, single storey extension to the rear, widening of existing vehicular entrance from Belmont Avenue, with all associated landscaping and drainage works, at 68 Belmont Avenue, 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:

- (1) the zoning of the site under Objective Z2 Residential Neighbourhoods (Conservation Areas) with a land use zoning objective 'To protect and/or improve the amenities of residential conservation areas';
- (2) planning policies and objectives under the Dublin City Development Plan 2022 - 2028, in particular, guidance on additions and alterations, as set out in Appendix 18;
- (3) the nature, scale and design of the proposed development;
- (4) the existing pattern of development in the vicinity; and
- (5) the planning history of the site,

it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously, or disproportionately, injure the amenities of the area or of property in the vicinity, would otherwise be acceptable in terms of pedestrian and traffic safety and convenience, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: In the interest of clarity.

2. The external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

4.
 - (a) The widening of the existing vehicular entrance to the north-east shall be limited such that the vehicular entrance shall be at most three metres in width. The vehicular entrance shall not have outward opening gates.
 - (b) Footpath and kerb to be dished and amended entrance provided to the requirements of the Area Engineer, Roads Maintenance Division.
 - (c) All costs incurred by Dublin City Council, including any repairs to the public road and services necessary as a result of the development, shall be at the expense of the developer.

Reason: In the interests of sustainable transportation and orderly development.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including site access, hours of working, noise and dust management measures, pedestrian safety and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and amenity.

6. Site development and building works shall be carried out only between the hours of 0700 and 1800 from Mondays to Fridays inclusive, between 0800 and 1400 on Saturdays and not at all on Sundays and 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.

7. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. All private drainage such as, downpipes, gullies, manholes, Armstrong junctions, etc. are to be located within the site boundary. Private drainage is not permitted in public areas, or areas intended to be taken in charge.

Reason: In the interests of public health and surface water management.

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.



Declan Moore

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



Dated this *8th* day of *APRIL* 2026.