



An
Coimisiún
Pleanála

**Commission Order
PL-500817-DN**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5729/25

Appeal by Terrie O'Neill against the decision made on the 23rd day of January, 2026 by Dublin City Council to grant subject to conditions a permission to Ann Larrigan in accordance with plans and particulars lodged with the said Council.

Proposed Development: New first floor extension to rear of existing house to increase bedroom size, permission also sought for single storey home office/playroom to rear garden, permission sought to rise rear boundary walls to 1.8 metres high, and all associated site works, all at 75 Saint Jarlath Road, Cabra East, 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

It is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential amenities of the area or of property in the vicinity, by reason of scale, overshadowing or overbearance, 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. This permission shall not include the veranda and metal shed at the rear of the property.

Reason: To further clarify the scope of the permission.

3. The flat roof adjacent to the permitted first-floor extension shall not be used as a balcony or terrace.

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

4. The home office/playroom shall not be used for human habitation or for any use other than a use incidental to the enjoyment of the dwellinghouse as such, and it shall not be sold, let, or otherwise conveyed as an independent living unit. The toilet window shall be glazed with obscure glass.

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

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

Reason: In the interest of visual amenity.

6. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. 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.

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

7. Site development and building works shall be carried out only between the hours of 0700 and 1800 Mondays to Fridays, inclusive, between 0800 and 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 amenities of property in the vicinity.

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 **9th** day of **JUNE** 2026.