



An
Coimisiún
Pleanála

Commission Order
PL-500824-DN-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2772/25

Appeal by David and Hilary van Dessel against the decision made on the 23rd day of January 2026 by Dublin City Council to grant, subject to conditions, a permission to Paula McCarthy in accordance with plans and particulars lodged with the said Council:

Proposed Development: Demolition of the existing garden shed and construction of a new detached two storeys one bedroom and office mews dwelling with a pitched roof, to the rear garden of the existing dwelling, pedestrian and vehicular entrance with off-street car port accessible from adjacent laneway 'Hollybrook Mews' (between Hollybrook Park and Hollybrook Court Drive); First Floor terrace to the front of the dwelling (facing Hollybrook Mews), three number skylights: one number to the front West facing roof plane and two number to the rear flat roof above the Ground Floor; solar panels to the west and east facing roof planes; along with all associated site and landscaping works at 19 Hollybrook Road, Clontarf, 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 the land use zoning for the site as set out in the Dublin City Development Plan 2022-2028, the scale, revised design and layout of the mews development, and the pattern of development in the surrounding area, it is considered that, subject to compliance the conditions set out below, the proposed development would provide for an appropriate form of residential unit at this location within an Architectural Conservation Area, would not adversely impact of the residential amenity of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be carried out in accordance with the plans, particulars and specifications submitted with the application, as amended by the further information submitted to the planning authority on 19th day of December 2025. 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 the 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. Details of the following shall be agreed in writing with the planning authority prior to the commencement of development:
 - (a) materials, colours and textures of all the external finishes;
 - (b) details of the proposed resurfacing and upgrading of the adjoining laneway;
 - (c) details of the vehicular and pedestrian accesses serving the development; and
 - (d) the naming and numbering of the dwelling unit.

Reason: In the interest of visual amenity, orderly development and pedestrian and traffic safety.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority.

Reason: In the interest of the management of surface water runoff and flood risk arising from the development.

4. Prior to the commencement of development, the developer shall enter into connection agreements with Uisce Éireann to provide for a service connection to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

5. Site and construction works shall be restricted to between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and Bank Holidays. Any deviation from these times shall only be allowed in exceptional circumstances where prior agreement has been received from the planning authority.

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

6. The development shall be managed in accordance with a Construction Management Plan, which shall be submitted to and agreed in writing with the planning authority prior to the commencement of development. The Plan shall provide details of intended construction practice, including measures for the management of noise, measures to keep the laneway adjoining the site clear of debris, soil and other material during demolition and construction works, and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

7. 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 the commencement of development and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. The application of any indexation required by this condition 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.

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.



MaryRose McGovern

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *22nd* day of *June* 2026