



An
Coimisiún
Pleanála

Commission Order
PL-500859-DN

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5790/25

Appeal by Michael Cunnane against the decision made on the 28th day of January, 2026 by Dublin City Council to grant subject to conditions a permission to Shane and Samantha Cantwell in accordance with plans and particulars lodged with the said Council.

Proposed Development: Works consisting of the adaptation and extension of a non-original existing rear ground floor extension to provide an additional 10 square metres of kitchen space, the alteration of the existing mono pitch roof of the existing extension in order to create a new flat roof to the proposed extension, minor associated internal alterations to existing layout as indicated on the submitted drawings, and all associated external site works, all at 75 St. Lawrence Road, Dublin (a protected structure).

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 nature and scale of the proposed development and its relationship with adjoining properties, the Z2 zoning which pertains, and the policies and objectives, as set out in the Dublin City Development Plan 2022-2028, including Policies BHA2 (Development of Protected Structures) and BHA9 (Conservation Areas), it is considered that, subject to compliance with the conditions set out below, the proposed works to the protected structure would not seriously injure the residential amenities of the surrounding area or the residential character of the area, would protect and enhance the protected structure and the conservation area, would be in accordance with the provisions of the development plan, 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 following conservation requirements of the planning authority shall be complied with:
 - (a) A conservation expert with proven and appropriate expertise shall be employed to design, monitor and implement the works and to ensure adequate protection of the retained and historic fabric during the works. In this regard, all permitted works shall be designed to cause minimum interference to the retained fabric and the curtilage of the protected structure.
 - (b) All works to the protected structure shall be carried out in accordance with best conservation practice and the Architectural Heritage Protection Guidelines for Planning Authorities (2011) and Advice Series issued by the Department of Housing, Local Government and Heritage. Any repair works shall retain the maximum amount of surviving historic fabric in situ. Items to be removed for repair off-site shall be recorded prior to removal, catalogued and numbered to allow for authentic reinstatement.

- (c) All existing original features in the vicinity of the proposed works shall be protected during the course of the refurbishment works.
- (d) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.
- (e) The developer shall clarify the current condition of the site boundaries in close proximity to the proposed extension (those which would be physically impacted by the proposed works), and whether any historic boundary walls remain on site. Should an historic boundary wall be located close to the proposed works and be physically impacted as a result of the proposed development, detailed schedules of any repair and reinstatement works that are required to the wall shall be fully detailed and submitted to the planning authority prior to commencement/during the course of the proposed works.

Reason: In order to protect the original fabric, character and integrity of the protected structure and to ensure that the proposed works are carried out in accordance with best conservation practice.

- 3. All necessary measures shall be taken by the developer to prevent the spillage or deposit of clay, rubble or other debris on the public road network. The developer shall repair any damage to the public road arising from carrying out the proposed works and shall avoid any conflict between construction activities and pedestrian and vehicular movements on the surrounding public roads.

Reason: In the interest of amenities, public health and safety and environmental protection.

4. 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.

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays, inclusive, between 0800 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.



Mary Henchy

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



Dated this 29th day of May 2026.