



An
Coimisiún
Pleanála

Commission Order
PL-501030-DS-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: 3150/25

Appeal by Mary and William Stewart against the decision made on the 25th day of February, 2026 by Dublin City Council, to grant subject to conditions a permission, to Paddy and Mary Rose Gough in accordance with plans and particulars lodged with the said Council.

Proposed Development: Demolish the existing one-storey extension to the rear of the existing property and replace it with a part one-storey, part two-storey structure to the rear containing living, bedroom, bathroom, family room, kitchen and dining area at ground level plus master bedroom and en-suite bathroom at first-floor level. The project includes the creation of a central courtyard at ground floor plus a screened green roof at first floor. The proposed two-storey extension to the rear involves the partial modification of the existing sloped roof to the rear and its replacement with a flat roof that does not exceed the existing ridge height as viewed from the front. Work will also include the creation of three small conservation grade rooflights two to the front and one to the rear, the repair and re-pointing of the existing brickwork with lime mortars, the repair of the existing up-and-down timber sash windows and the repair and partial replacement of flashing and natural slates in the existing roof, all at 8 Estate Cottages, Northumberland 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 protected status of the site, the nature and scale of the proposed development, the Z2 Residential Neighbourhoods (Conservation Area) zoning of the site, and the relevant provisions of the Dublin City Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would not give rise to any undue overlooking or overshadowing impacts on the residential amenities of neighbouring dwellings, would not adversely impact on the character or setting of the protected structure, and would be in accordance with Policy BHA2 of the development plan and Section 6.8 of the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage (2011) with regard to extensions on protected structures. The proposed development 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, as amended by the further plans and particulars received by the planning authority on the 3rd day of February, 2026, 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 be amended to omit the additional fencing proposed on top of the rear boundary wall. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

3. Prior to commencement of development, 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 proposed development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and amenity.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

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

5. Prior to commencement of development, the following details shall be submitted to, and agreed in writing with, the planning authority:
 - (a) A finalised Conservation Specification and Conservation Method Statement covering all works to be carried out and materials to be used in such works, prepared by an accredited Grade II Conservation Architect.
 - (b) Details for the monitoring of the proposed development by a suitably qualified architect with conservation expertise and accreditation.
 - (c) Competent site supervision, project management and crafts personnel shall be engaged, suitably qualified and experienced in conservation works.
 - (d) The Method Statement shall include, in particular, details for the reinstatement of previously removed decorative granite window architraves along the front elevation to restore the character of the structure to accurate detail and supported by relevant information and samples, if required.

- (e) Prior to commencement of development, the historic sheds at the rear shall be recorded on site by means of scaled architectural drawings and photographs and shall be removed and kept in storage so as to be re-used in the proposed works. Details of the procedures to be followed in recording, storage and re-use shall be submitted to, and agreed in writing with, the planning authority.

In the event of agreement not being reached between the developer and the planning authority, the matter in dispute may be referred to An Coimisiún Pleanála for determination, and all works shall be carried out in accordance with any determination made resulting from such a referral.

Reason: In the interest of the protection of architectural heritage in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities.

6. Site development and building works shall be carried out only between the hours of 0800 to 1900 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 approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.

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 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 16th day of July 2026.