

An
Coimisiún
Pleanála

Commission Order
PL-501253-DS-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1264/26

Appeal by Catherine Ginnell against the decision made on the 2nd day of April 2026 by Dublin City Council to grant, subject to conditions, a permission to Brian Sheridan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Planning permission for a new two-storey dwelling on site to side of existing house, together with widening of existing driveway entrance to 3.5 metres, along with miscellaneous alterations to existing house, to include demolition of existing single storey scullery to rear and widening of existing pedestrian entrance to form new vehicular entrance and associated site works at 232 Sundrive Road, Crumlin, Dublin 12.

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 subject to compliance with the conditions set out below, the Commission is satisfied that the development as proposed complies with the relevant provisions of the Dublin City Development Plan 2022 2028 and relevant national planning guidance. The development would represent an appropriate form of residential intensification on a serviced urban site, would be consistent with the objectives of promoting compact growth and the efficient use of serviced land, would not give rise to any unacceptable impact on the residential amenities of adjoining occupiers and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Furthermore, the Commission considered obscured glazing of the en suite window mitigated any impacts on adjoining properties. The Commission, noting the orientation of the window and the relationship with the adjoining house, decided no further mitigation measures were necessary.

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. (i) The external materials and finishes of the development shall be as specified in the plans and particulars lodged with the application and shall not be altered without the prior written agreement of the planning authority.
- (ii) The proposed development shall be amended as follows: The first-floor side window serving the en-suite bathroom shall be fitted with permanently obscured glazing. The window shall thereafter be permanently retained in that form.

Reason: In the interests of visual and residential amenity.

3. The car parking areas shall be constructed using permeable materials to allow for rainwater to soak into the ground within the property and the remainder of the garden shall be retained as a grassed area or soft landscaping.

Reason: In the interests of amenity, ecology and sustainable development.

4. (a) Each vehicular entrance shall be a maximum of three metres in width. No gates shall open outwards across the public footpath.
- (b) Any works to the existing public lighting column/utility pole located adjacent to the site shall be agreed in advance with Public Lighting and Electrical Services at Dublin City Council. All works shall be at the applicant/developer's expense.
- (c) Footpath and kerb to be dished and new entrance shall be provided to the requirements of the Area Engineer, Roads Maintenance Division.

- (d) 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 interest of pedestrian and vehicular safety.

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

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

6. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 and 1400 hours 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. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and, if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developer's expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

8. Prior to the 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.

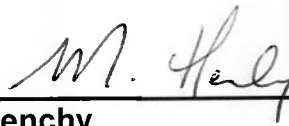
Reason: To prevent flooding and in the interests of sustainable drainage.

9. In relation to individual houses the naming and numbering of dwelling units shall be in accordance with a naming and numbering scheme submitted to, and agreed in writing, by the planning authority, prior to the occupation of the dwelling(s).

Reason: In the interest of orderly street numbering.

10. 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.



Mary Henchy

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this *14th* day of *Aug.* 2026