

An
Coimisiún
Pleanála

Commission Order
PL-501315-DS-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2948/25

Appeal by Michelle Foster against the decision made on the 14th day of April, 2026 by Dublin City Council to grant, subject to conditions, a permission to Finola Gallagher and Barry Quill in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of works to the existing end-of-terrace house (Protected Structure) which currently comprises three-storeys plus attic conversion with a four-storey return to the rear. The proposed works include: the construction of a new extension to the rear of the existing house that is part-single storey, and part three-storey to include a double height space; creation of new opes in the rear external wall of the return; new door ope to the side elevation; removal of non-original internal walls and stairs; replacement of the non-original stairs at the lower ground floor; new internal partitions; new shower room at attic level, new rooflights to the rear of the main house, and all associated site works at 34 Belgrave Square West, Rathmines, 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 the proposed development, subject to compliance with the conditions set out below, would be in compliance with the Z2 zoning objective for the area and with Policies BHA2 and BHA9 and Appendix 18 of the Dublin City Development Plan 2022-2028 and would not seriously injure the residential amenities of property in the vicinity. Furthermore, it is considered that the design of the development has had due regard to the Architectural Heritage Protection Guidelines for Planning Authorities, Department of Housing, Local Government and Housing (2011) and would not adversely affect the special character or integrity of the protected structure or that of the wider terrace. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The 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 20th day of March, 2026 and An Coimisiún Pleanála on the 8th day of June, 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The following requirements of the planning authority's Conservation Section shall be fully complied with in the proposed development:
 - (a) A conservation expert with proven and appropriate expertise shall be employed to design, manage, 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) Prior to the commencement of the development, the developer shall submit for the written approval of the planning authority a photographic record of the existing garden walls, annotated drawings and method statements for conservation repairs including

the removal of vegetation, consolidation of stonework, repointing, repairs of capping.

- (c) The proposed development shall be carried out in accordance with the following:
- (i) All works to the 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 re-instatement.
 - (ii) All existing original features, in the vicinity of the works shall be protected during the course of the refurbishment works.
 - (iii) All repair of original fabric shall be scheduled and carried out by appropriately experienced conservators of historic fabric.
 - (iv) The architectural detailing and materials in the new work shall be executed to the highest standards so as to complement the setting of the protected structure and the historic area.

Reason: In order to protect the original fabric, character and integrity of the Protected Structure at 34 Belgrave Square West and to ensure that the proposed works are carried out in accordance with best conservation practice.

3. Prior to the commencement of the development, the developer shall submit, for the written agreement of the planning authority, a detailed method statement covering all works proposed to be carried out, including:
- (a) a full specification, including details of materials and methods, to ensure the development is carried out in accordance with Architectural Heritage Protection Guidelines, Department of Arts, Heritage and the Gaeltacht, 2011,
 - (b) a methodology for the recording and/or retention of concealed features or fabric exposed during the works,
 - (c) details of features to be temporarily removed/relocated during construction works and their final re-instatement, and
 - (d) details of materials/features of architectural interest to be salvaged.

Reason: In the interest of the protection of the architectural heritage of the protected structure.

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

Reason: In the interest of visual amenity.

5. The disposal of surface water, shall comply with the requirements of the planning authority for such works and services. 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: In the interest of public health.

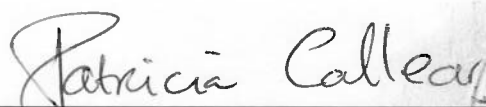
6. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

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

7. The 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.

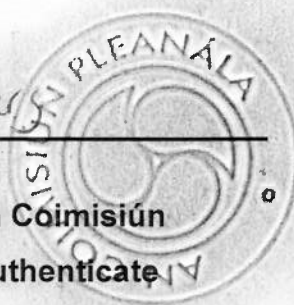
Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Patricia Calleary

Planning Commissioner of An Coimisiún

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



Dated this 3 day of September 2026