An Coimisiún Pleanála

Commission Order
PL-501351-DN-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1600/26

Appeal by Martin Byrne and Fidelma Fitzpatrick against the decision made on the 6th day of May 2026 by Dublin City Council to grant, subject to conditions, a permission to The Institute of Charity Rosminians CLG in accordance with plans and particulars lodged with the said Council.

Proposed Development: To retain a single-storey extension to the north of the previously approved home office outbuilding (Dublin City Council planning register reference number: WEB 1059/23) and all associated site works at 47 Drumcondra Road Upper, Drumcondra, 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 Z1 Sustainable Residential Neighbourhoods zoning objective set out in the Dublin City Development Plan 2022-2028 (as varied), the pattern of development in the area, the provisions of Appendix 18 of Volume 2 of the Development Plan, the established use and planning history on the site and nature and scale of the development, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential and visual amenities 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 retained 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 and the development shall be carried out in accordance with the agreed particulars.

   Reason: In the interest of clarity.

2. For the avoidance of doubt, this permission shall not be construed as approving any development shown on the plans, particulars and specifications, the nature and extent of which has not been adequately stated in the statutory public notices.

   Reason: In the interest of clarity.

3. (a) The extension, the subject of this grant of planning permission, shall be restricted to an ancillary home office use that is incidental to the occupation and use of the overall property , as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.

(b) The existing dwellinghouse, as extended, and the ancillary outbuilding, including the extension the subject of this grant of planning permission, shall be occupied as a single residential unit, and the existing dwellinghouse, as extended, and the ancillary outbuilding, including the extension the subject of this grant of planning permission, shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwellinghouse, as extended.

Reason: In the interest of orderly development.

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 interests of public health and surface water management.

5. 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 27th **day of** October **2026**