

An
Coimisiún
Pleanála

Commission Order
PL-501403-DN

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB5243/25

Appeal by David and Eileen O'Reilly against the decision made on the 27th day of April, 2026 by Dublin City Council to grant subject to conditions a permission to Steven O'Riordan in accordance with plans and particulars lodged with the said Council

Proposed Development: Demolition of existing single storey garage to side of existing dwellinghouse, construction of a new two-storey extension to side of existing dwellinghouse (on footprint of existing garage being demolished), new single storey extensions to front and rear of existing dwellinghouse, lowering the level of the existing suspended ground floor, rearrangement of the internal layout of existing dwellinghouse together with external works to facilitate wheelchair accessibility and circulation, construction of a detached outbuilding accommodating a garden tool shed, home office and covered walkway to existing pedestrian gate to rear laneway and associated site works, all at 31 Lorcan Road, 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, the pattern of development in the area, and the provisions of Appendix 18 of Volume 2 of the Dublin City Development Plan 2022-2028, as varied, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or 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 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 1st day of April, 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. (a) The proposed outbuilding shall be restricted to a garden tool shed and home office use that is incidental to the occupation of the adjacent dwellinghouse, as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.

- (b) The existing dwellinghouse, including two-storey and single storey extensions, and the ancillary outbuilding the subject of this grant of planning permission, shall be occupied as a single residential unit, and the existing dwellinghouse, including two-storey and single storey extensions, and the ancillary outbuilding, 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.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations 2001, as amended, or any statutory provision amending or replacing them, no flat-roofed area shall be used or accessed as a roof garden, roof terrace or balcony.

Reason: In the interest of residential amenity.

4. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate standard of development.

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

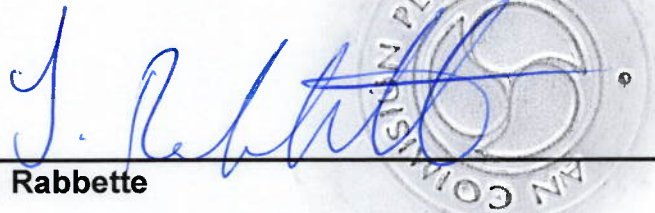
Reason: In the interest of public health and surface water management.

6. 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.

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.



Tom Rabbette

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

Dated this 24th day of Sept. 2026.