



An
Coimisiún
Pleanála

Commission Order
PL-501492-DS-26

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB2922/25

Appeal by Ann Lynch and others against the decision made on the 11th day of May 2026, by Dublin City Council to grant, subject to conditions, a permission to Insignia Investment Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: Alterations to a previously approved development, Dublin City Council Register Reference 2027/21, An Bord Pleanála Reference ABP-311013-21 as amended by planning application DCC 3861/23, which provided for; partial demolition and renovation of 'The Barn' as a two bedroom, part single storey, part two storey detached house with apex rooflight; construction of five number three bedroom, three storey terraced houses; construction of two number two bedroom, two storey semi-detached houses; access is from the existing entrance on Riversdale Avenue; eight number car parking spaces will be provided to the front of the houses; all associated site development works, landscaping and boundary treatment works.

The amendments to the previously approved scheme are as follows: (1) reconfiguration of the kitchen to the rear of house number 6 and the provision of additional garden space to the north and associated alterations to elevations, (2) alterations to House number 8, 'The Barn', to include additional floor area at ground floor level, the addition of a second storey to the eastern extended part of the house and reconfiguration of internal layouts and associated alterations to elevations, resulting in a part single, part two storey three-bedroom house and (3) amendments to the associated site development works and landscaping, all at 'The Barn', Riversdale Avenue, Bushy Park 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 totality of information on file, to the submitted appeal and photograph of works on site, to the residential zoning of the site, the infill nature of the development, the parent permission (Register Reference 2027/21, ABP-311013-21) on the site and subsequently approved amendments, and to the minor nature of the proposed amendments, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of future occupants or neighbouring residential properties in the area and would be in accordance with the residential character of the area, thereby according with the provisions of the Dublin City Development Plan 2022-2028 and 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 information received by the planning authority on the 15th 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (Register Reference 2027/21, ABP-311013-21, as amended by Register References 3861/23, ABP-317842-23, and 4506/23, ABP-319027-24), unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. The glazing to the window of the dressing area on the southern elevation of the new first floor to House number 8 shall not be openable below 1.7 metres above finished floor level, shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

4. A comprehensive boundary treatment and landscaping scheme shall be submitted to, and agreed in writing with, the planning authority, prior to commencement of development. This scheme shall include the following:

- (a) details of all proposed hard surface and/or permeable surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development,
- (b) proposed locations of trees and other landscape planting in the development, including details of proposed species and settings,
- (c) details of proposed street furniture, including bollards, lighting fixtures and seating, and
- (d) details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

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.


Declan Moore

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 7th day of SEPTEMBER 2026