



An
Coimisiún
Pleanála

Inspector's Report

PL-501403-DN-26

Development

The proposed development will consist of the demolition of existing single-storey garage to side of existing dwelling house, construction of a new two-storey extension to side of existing dwelling house (on footprint of existing garage being demolished), new single-storey extensions to front and rear of existing dwelling house, lowering the level of the existing suspended ground floor, rearrangement of the internal layout of existing dwelling house 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..

Location

31 Lorcan Road, Dublin 9, D09 E298.

Planning Authority

Dublin City Council.

Planning Authority Reg. Ref.

WEB 5243/25

Applicant(s)

Steven O'Riordan.

Type of Application	Permission.
Planning Authority Decision	Grant Permission.
Type of Appeal	Third Party.
Appellant(s)	David & Eileen O'Reilly.
Observer(s)	None on file.
Date of Site Inspection	11 th September, 2026.
Inspector	Aiden O'Neill.

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1.0 Site Location and Description

- 1.1. The proposed development site is c.0.038ha in area and is located in a mature suburban residential area of Santry, Dublin 9.
- 1.2. The proposed development site comprises a two-storey end of terrace dwelling (2-bed plus office) with a hipped roof; a single-storey flat roofed garage attached to the south; front and long rear garden, with the rear garden accessed via a ramp; and front driveway. The front door is accessed via a number of steep steps. The existing structures on site are stated to be c. 90.66m². The existing dwelling is finished in dashed render.
- 1.3. There is a recently completed small single-storey pitched roof extension to the rear of the ground floor. This is set back from the shared boundary wall with no. 29 Lorcan Road and has a window facing the rear garden. This is not shown on the drawings.
- 1.4. The rear garden is bounded by a rendered concrete block wall of varying heights to all sides. I note that there is a timber lattice fence inside the front shared boundary wall of no. 29 that extends beyond the height of the existing wall. There is a gate to a rear laneway on the western boundary. A public footpath runs along the southern boundary.
- 1.5. The general area is characterised by primarily semi-detached two-storey dwellings of a similar nature to the subject property. There is evidence of front and rear extensions to dwellings in the vicinity.

2.0 Proposed Development

- 2.1. The proposed development will consist of:
 - (a) demolition of single storey garage attached to the side of dwelling (c. 21.89m²).
 - (b) construction of a two-storey side extension.
 - (c) single storey extensions to the front and rear.
 - (d) alterations and extensions to the hipped roof to create a full gable pitched roof.
 - (e) lowering the level of the existing suspended ground floor, internal alterations and external works to facilitate wheelchair access and circulation.

(f) construction of detached outbuilding to accommodate a garden tool shed, home office.

(g) covered walkway to existing pedestrian gate to rear laneway and associated site works.

2.2 The proposed development will result in a total floorspace of 185.18m², an increase of 94.52m² (net increase of 72.63m² including the existing garage to be demolished).

2.3 The two-storey side extension to the south would occupy the area of the current garage to be demolished. The existing hipped roof would be replaced with a pitched roof with gable, with concrete tiles to match the existing roof. The two-storey extension will also match the existing ridge height.

2.4 A flat-roofed single-storey extension will wrap around part of the front elevation at a distance of 1.9m from the existing elevation to provide a front porch, accessed by modified steps and a ramp. The proposed ground floor will include an accessible bedroom and bathroom, resulting in a total of 3no. bedrooms. An office space/reading nook is proposed on the first-floor landing.

2.5 There will be a single-storey extension with skylights to the rear of the dwelling of c. 4.9m between both boundary walls, and c. 4.2m in height, to provide an open plan kitchen and dining area with rear patio. Fenestration will generally match or complement existing.

2.6 The proposed single-storey pitched roof outbuilding, c. 32.3m² in area, and c. 4m in height, is proposed at the rear of the garden, c. 13m from the rear of the extended dwelling. It comprises a garden tool shed and a home office. A covered passageway through the centre of the building connects to the existing pedestrian gate on the western boundary.

2.7 The residual rear garden space is 121sqm.

2.8 The dwelling is connected to public services. In response to the Planning Authority's Request for Further Information, the applicant confirmed that surface water would be discharged via a soakaway system.

2.9 The response also clarified that it is proposed to fit external insulation to the existing and proposed external walls along with a smooth, neutral coloured render, is in keeping with a number of recent renovations / retrofits to houses in the surrounding

area of Lorcan Road, Lorcan Drive and Shanrath Road. An image of no. 10 Shanrath Road, c. 200m to the south-east, is included showing a pitched roof with gable.

3.0 Planning Authority Decision

3.1. Decision

Dublin City Council granted planning permission on 27th April, 2026 subject to 8no. conditions.

3.1.1. Conditions

Of the 8no. conditions attached to the grant of permission, the following are of note:

4. The outbuilding hereby permitted shall not be used for any use other than as a use incidental to the enjoyment of the dwelling house as such, unless authorised by a prior grant of Planning Permission.

Reason: In the interests of clarity

6. (a) The site and building works required to implement the development shall only be carried out between the hours of: Mondays to Fridays - 7.00am to 6.00pm Saturday - 8.00 a.m. to 2.00pm Sundays and Public Holidays - No activity on site.

b) Deviation from these times will only be allowed where a written request with compelling reasons for the proposed deviation has been submitted and approval has been issued by Dublin City Council. Any such approval may be subject to conditions pertaining to the particular circumstances being set by Dublin City Council.

Reason: In order to safeguard the amenities of adjoining residential occupiers.

7. (a) During the construction and demolition phases, the proposed development shall comply with British Standard 5228 ' Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.'

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The Deputy Planning Officer's detailed report dated 20th November, 2025 notes the following:

- Extensions of an appropriate scale and design are considered acceptable in principle. This is particularly so in light of the acknowledged importance of residential extensions in promoting a compact city and in meeting the greater accommodation needs of families.
- Appendix 18 of the Plan provides the policy support for such extensions and sets out the specific requirements for such developments to be considered acceptable.
- The proposed two storey side extension would generally carry through the design and detailing of the existing dwelling.
- Only the ground floor element of this extension would project forward of the established building line, in this instance by 1.9m.
- The window openings to this proposed extension give views onto the street or the applicant's own garden areas or are obscurely glazed.
- The public footpath running along the side of the application site increases the separation distance from the adjacent property. It is considered therefore that this element of the works would not impact in an adverse way on neighbouring properties.
- While the alteration of the roof profile from hipped to a full gable deviates from the norm in this residential development, it is not considered to be such a significant change that it adversely impacts on the character of the house or the street.
- The proposed front extension, including the proposed porch, with a projection of 1.9m is not considered to represent a significant break of the building line.
- The house, as extended, would be set back 7m from the public road, ensuring that the house is not particularly prominent in the streetscape.
- It is considered therefore that the proposed extensions to the front and side are generally in keeping with the character of the house and the surrounding area.

- The proposed single storey rear extension would have a rear projection of 5.0m beyond the main rear elevation with a flat roof construction. It would provide 42.2sq m of living space and in that respect is considered to be relatively modest in scale. Window openings give views into the applicant's rear garden.
- The rear elevation has a westerly orientation, and the adjoining property lies to the north of the application site. It is inevitable therefore that there would be a degree of overshadowing / loss of light in the latter part of the day. It should be noted that if the single storey rear extension were to be considered in isolation from the remaining elements of the proposed development, at 42.2sqm in floor area it would be 2.2sqm larger than a structure that would be exempted development.
- Within an urban and suburban context, given the prevailing density of development, there is always the likelihood of neighbouring properties experiencing an impact from new developments.
- In respect of the current application that impact is considered to be not so substantial as to represent an unacceptable adverse planning impact.
- The rear gardens to these properties are quite substantial in size, contributing to a light and open aspect. Any loss of light/overshadowing arising from the proposed extension is considered to be within acceptable planning levels.
- It is considered that the carrying out of daylight/sunlight assessments for a scheme of this size would not be justified.
- It is considered that the proposed outbuilding to be used for purposes ancillary to the main residential use of the site would be suitably sited against the rear boundary wall and is appropriately scaled for a site of this size.
- The proposed extensions would reduce the amount of rear private open space to 121sq m. This level of private space provision is considered to be appropriate for a dwelling of this size.
- Further Information was requested on 20th November, 2025 on matters including a surface water management plan and details of external materials. A response was made on 8th April, 2026, clarifying that a BRE 365 infiltration test

waving carried out on site to inform the design of the soakaway solution for the proposed development, with no direct discharge to the public surface water sewer. The applicant also submitted evidence of their engagement with the Drainage Division. Details regarding materials were considered to be acceptable.

The Deputy Planning Officer's report dated 27th April, 2026 is the basis for the Planning Authority's decision to refuse planning permission.

3.2.2. Other Technical Reports

The Report of the Executive Manager, Drainage Division, Engineering Department, dated 11th November, 2025 requests further information on the disposal of surface water. states no objection subject to conditions. The response to the Further Information was accepted by the Drainage Division.

The report on file from the Contributions Section dated 28th April, 2026 set out the applicable contributions.

3.3. Prescribed Bodies

None on file.

3.4. Third Party Observations

1no. observation is on file, raising the following points:

- The proposed single storey rear extension, by reason of its size, height and proximity to the adjoining property, would significantly overshadow that property resulting in a loss of amenity.
- No daylight study has been included with the application to enable a full assessment to be carried out.

4.0 Planning History

4.1 There is no recent planning history.

5.0 Policy Context

5.1. Development Plan

The provisions of the Dublin City Development Plan 2023-2029 refer.

The proposed development site is zoned Z1 (Sustainable Residential Neighbourhoods), with a land use zoning objective 'To protect, provide and improve residential amenities'.

The proposed development is permissible in this zoning.

Appendix 18 of Volume 2 of the Plan sets out the policies with respect to ancillary residential accommodation. This states as follows:

- Section 1.1 states that Applications for extensions to existing residential units should:
 - Not have an adverse impact on the scale and character of the existing dwelling
 - Not adversely affect amenities enjoyed by the occupants of adjacent buildings in terms of privacy, outlook and access to daylight and sunlight
 - Achieve a high quality of design.
 - Make a positive contribution to the streetscape (front extensions).
There is a general presumption against front extensions that significantly break the building line, unless it can be justified in design terms and demonstrated that such a proposal would have no adverse impact on character of the area or visual/residential amenities of directly adjoining dwellings.
- Section 1.2 in relation to rear extensions states that:
 - Ground floor extensions should match or complement the main house.
 - First floor extensions will be considered on their merits and will only be permitted where the planning authority is satisfied that there will be no significant negative impacts on surrounding residential or visual amenities. The following factors will be considered:
 - Overshadowing, overbearing, and overlooking - along with proximity, height, and length along mutual boundaries

- Remaining rear private open space, its orientation and usability
 - Degree of set-back from mutual side boundaries
 - External finishes and design, which shall generally be in harmony with existing
- Section 1.3 in relation to extensions to the side states that ground floor side extensions will be evaluated against proximity to boundaries, size, and visual harmony with existing (especially front elevation) and impacts on adjoining residential amenity. First floor side extensions built over existing structures and matching existing dwelling design and height will generally be acceptable. In certain cases, a setback of an extension's front façade and its roof profile and ridge may be sought to protect amenities, integrate into the streetscape, and avoid a 'terracing effect' Side gable protruding parapet walls are not encouraged.
 - Section 1.4 in relation to privacy and amenity states that it is important to make sure that any extension does not unacceptably affect the amenities of neighbouring properties, including privacy, outlook, daylight and sunlight.
 - Section 1.5 in relation to separation distances states that extensions should be designed so as not to dominate or appear unduly overbearing when viewed from adjoining properties.
 - Section 1.6 in relation to daylight and sunlight states that consideration should be given to the proportion of extensions, height and design of roofs as well as taking account of the position of windows including rooms they serve to adjacent or adjoining dwellings.
 - Section 1.7 in relation to appearance and materials states that an extension should not dominate the existing building and should normally be of an overall scale and size to harmonise with the existing house and adjoining buildings. The materials used should complement those used on the existing building features.

- Section 2.0 Detached Habitable Rooms provide for additional space within the rear garden of an existing dwelling. These rooms shall only be used as ancillary residential accommodation. Planning applications for such rooms would be subject to a condition restricting the use of the room as ancillary living space to the main dwelling.
- Section 4.0 Alterations at Roof Level/ Attics/ Dormers/ Additional Floors states that the roofline of a building is one of its most dominant features and it is important that any proposal is carefully considered. The following criteria will be considered in assessing alterations at roof level:
 - Careful consideration and special regard to the character and size of the structure, its position on the streetscape and proximity to adjacent structures.
 - Existing roof variations on the streetscape.
 - Distance/ contrast/ visibility of proposed roof end.
 - Harmony with the rest of the structure, adjacent structures and prominence.

5.2. Relevant National or Regional Policy / Ministerial Guidelines

National Planning Objective (NPO 9) of the National Planning Framework First Revision 2025 (NPF) endorses compact and sequential patterns of growth.

The Sustainable Residential Development and Compact Settlements Guidelines 2024 set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

5.3. Natural Heritage Designations

The proposed development site is c. 5.84km to the west of the North Bull Island SPA (Site Code: 004006); North Dublin Bay SAC (Site Code: 000206); and North Dublin Bay pNHA (Site Code: 000206). It is also c. 0.705km to the south-east of the Santry Demesne pNHA (Site Code: 000178)

6.0 EIA Screening

- 6.1. The proposed development does come within the definition of a 'project' for the purposes of EIA, as it involves the execution of construction works. However, it does not fall within a class set out in Schedule 5, Part 1 or 2 of the Planning and Development Act, 2000, as amended. Therefore, EIA is not required. Refer to Form 1 in Appendix 1 of this report.

7.0 The Appeal

7.1. Grounds of Appeal

The Third Party appeal sets out the following grounds:

- There is no reference to the observation made on the application regarding the potential for being overbearing on, and overshadowing, the appellant's property.
- The appellant has no objection to the proposed alterations and extension except for the rear extension which is immediately adjacent to their rear boundary.
- The appellant's rear terrace is immediately adjacent to the proposed rear extension, with double doors accessing same.
- It is noted that the floor level has been lowered, but the site, size height and proximity of the proposed rear extension to the common boundary is overbearing, will significantly overshadow and result in a loss of amenity to their home.
- No Daylight Study has been included, which makes it impossible to fully assess the extent of overshadowing of the appellants property. If prepared, it would highlight a loss of amenity and amendments would be made or conditioned.

7.2. Applicant Response in the case of a 3rd Party Appeal

- N/A.

7.3. Planning Authority Response

- In the submission dated 27th May, 2026, the Commission is asked to uphold the decision, and to attach a Section 48 development contribution.

7.4. Observations

- None on file.

7.5. Further Responses

- N/A

8.0 Assessment

8.1. Having examined all the application and appeal documentation on file, and having regard to relevant policy, I consider that main issues which require consideration in this appeal are those raised in the grounds of appeal.

8.2. The main appeal issues are, therefore, as follows:

- Impact on residential amenity
- Compliance with planning policy

8.3 Impact on residential amenity

8.3.1 The focus of the Third Party Appeal is on the impact of the proposed rear extension on the residential amenities of the appellant, specifically the appellant's external terrace.

8.3.2 The appellant contends that the scale, height and proximity of the proposed rear extension will be overbearing, will significantly overshadow and result in a loss of amenity, which is located to the north of no. 31.

8.3.3 I note that the proposed single-storey rear extension to no. 31 which accommodates the kitchen and dining space will occupy the full width of the site.

8.3.5 In this context, and given its nature and extent, the proposed development may give rise to the potential for overshadowing of the adjacent external terrace of no. 29.

8.3.6 However, and as concluded by the Planning Authority in its assessment of the application, the proposed ground floor rear extension, which extends to the west by only 4.9m, and is c. 4.2m in height, is domestic and modest in scale, with a flat roof, and that, in the context of the generous rear garden space, any overshadowing impact will not be significant, and would be at a level that would be acceptable in an urban location.

8.3.7 Given its modest length and height, it would be unlikely to give rise to any significant negative impact on the visual amenities of, or be overbearing on, no. 29. Furthermore, given that there are no windows on the northern elevation, there will be no overlooking of no. 29.

8.3.8 As observed on the day of the site visit, a number of dwellings in the vicinity have been modernised/extended, but their overall character remains.

8.3.9 It is also considered that the existing timber lattice fence inside the front shared boundary wall of no. 29 that extends beyond the height of the existing wall will, together with existing landscaping, screen the proposed rear extension from no. 29. The lattice fence of itself will give rise to a degree of overshadowing of the external amenity space to no. 29.

8.3.10 It is considered that the single-storey flat-roofed rear extension, by reason of its modest height and scale, is an acceptable intervention, and will not give rise to significant residential amenity concerns. The proposed rear extension is, therefore, acceptable in this context.

8.4 Compliance with planning policy.

8.4.1 While noting the focus of the Third Party Appeal on the impact of the proposed rear extension on the residential amenities of the appellant, the nature and extent of the proposed development is assessed in the context of the provisions of the Dublin City Development Plan 2022-2028.

8.4.2 The proposed development site is zoned Z1 - Sustainable Residential Communities in the Plan, the purpose of which is to protect, provide and improve residential amenities. The proposed development will protect, provide and improve the residential amenities of no. 31 Lorcan Road, and will not significantly impact the existing residential amenities of no. 29.

8.4.3 Having regard to the provisions of Appendix 18 of Volume 2 of the Plan, the proposed development:

- Will not have an adverse impact on the scale and character of the existing dwelling

- Will not adversely affect amenities enjoyed by the occupants of adjacent buildings in terms of privacy, outlook and access to daylight and sunlight
- Achieves a high quality of design
- Will complement the main house. The render finish and fenestration will complement the existing dwelling.
- Will not result in any significant negative impacts on surrounding residential or visual amenities.
- Will not unacceptably affect the amenities of neighbouring properties, in terms of privacy, outlook, daylight and sunlight. In this respect, I agree with the Planning Authority that a daylight/sunlight assessment is not required, given the nature and scale of the proposed rear extension.
- Will not dominate or appear unduly overbearing when viewed from adjoining properties.

8.4.4 Noting that the Planning Authority indicated that the gable roof profile was not the norm, although acceptable, the applicant has provided the precedent of no. 10 Shanrath Road, c. 200m to the south-east, with its pitched roof with gable, which demonstrates that this roof treatment is acceptable and will not be out of character.

8.4.5 Given the long rear garden, there will be no impact on private amenity space from the proposed development.

8.4.6 Having regard to Section 8.0 of Appendix 18, the rear outbuilding is used for a garden tool shed and rear home office use that is to be used by residents of the dwelling and is subordinate to the use of the house as a single dwelling unit. I recommend the attachment of a condition restricting the use of the rear outbuilding as specified in the application. I also recommend attaching a condition requiring the entire development on site to remain in single residential use in the interests of residential amenities. I further recommend the attachment of a condition restricting the use of the flat roof of the proposed extension.

8.4.7 In the interests of protecting residential amenities, I recommend the attachment of a condition restricting the hours of construction, and noise during the construction phase.

8.4.8 Overall, it is considered that the proposed development is consistent with the Z1 zoning objective, and complies with the provisions of Appendix 18 of Volume 2 of the Plan.

9.0 AA Screening

- 9.1. I have considered the development in light of the requirements S177U of the Planning and Development Act 2000 as amended.
- 9.2. The proposed development site is c. 5.84km to the west of the North Bull Island SPA (Site Code: 004006) and the North Dublin Bay SAC (Site Code: 000206).
- 9.3 The proposed development will consist of the demolition of existing single-storey garage to side of existing dwelling house, construction of a new two-storey extension to side of existing dwelling house (on footprint of existing garage being demolished), new single-storey extensions to front and rear of existing dwelling house, lowering the level of the existing suspended ground floor, rearrangement of the internal layout of existing dwelling house 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 on a site at 31 Lorcan Road, Dublin 9, D09 E298.
- 9.4 No nature conservation concerns were raised in the planning appeal.
- 9.5 In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on the North Dublin Bay SAC and North Bull Island SPA in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

This determination is based on:

- The modest scale of the works and the nature of the development
- Location - distance from nearest European site and lack of connections

- 9.6 Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because it could not have any effect on a European Site.
- 9.7 I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.
- 9.8 Likely significant effects are excluded and therefore Appropriate Assessment (under Section 177V of the Planning and Development Act 2000) is not required.

10.0 Water Framework Directive

- 10.1 The proposed development site is located in the established suburban area of Santry, North Dublin. The nearest relevant water body is the Tolka_060, code IE_EA_09T011150, c. 2.5km to the south-west, the status of which is 'At Risk'.
- 10.2 The proposed development will consist of the demolition of existing single-storey garage to side of existing dwelling house, construction of a new two-storey extension to side of existing dwelling house (on footprint of existing garage being demolished), new single-storey extensions to front and rear of existing dwelling house, lowering the level of the existing suspended ground floor, rearrangement of the internal layout of existing dwelling house 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 on a site at 31 Lorcan Road, Dublin 9, D09 E298.
- 10.3 No water deterioration concerns were raised in the planning appeal. I have assessed the proposed development of the demolition of existing single-storey garage to side of existing dwelling house, construction of a new two-storey extension to side of existing dwelling house (on footprint of existing garage being demolished), new single-storey extensions to front and rear of existing dwelling house, lowering the level of the existing suspended ground floor, rearrangement of the internal layout of existing dwelling house 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 on a site at 31 Lorcan Road, Dublin 9, D09 E298, and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.

10.4 The reason for this conclusion is as follows:

- The nature and scale of the development proposed.
- Distance from the nearest relevant water body, and the lack of hydrological connections.

10.5 Conclusion

I conclude that on the basis of objective information, that the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

11.1. I recommend that permission for the proposed development is granted for the following reasons and considerations.

12.0 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 below, the proposed development would not seriously injure the residential and visual amenities of property in the vicinity, and is, therefore, in the interests of the proper planning and sustainable development of the area.

13.0 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 1st 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 and the development shall be retained, 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 dwelling house, as specified in the lodged documentation, unless otherwise authorised by a prior grant of planning permission.

(b) The existing dwelling house, 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 dwelling house, including two-storey and single-storey extensions, and the ancillary outbuilding shall not be used, sold, let or other transferred or conveyed, save as part of the dwelling house, as extended.

Reason: In the interests of orderly development.

3. Notwithstanding the exempted development provisions of the Planning and Development Regulations, 2001, 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 interests 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 high 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 interests of public health and surface water management.
6. Site development and building works shall be carried out between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 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. During the construction and demolition phases, the proposed development shall comply with British Standard 5228 ' Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.'

Reason: In order to ensure a satisfactory standard of development, in the interests of residential amenity.
8. 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 Bord 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.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my professional assessment and recommendation set out in my report in an improper or inappropriate way.

Aiden O'Neill
Planning Inspector

12th September, 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-501403-DN-26
Proposed Development Summary	Permission will consist of the demolition of existing single-storey garage to side of existing dwelling house, construction of a new two-storey extension to side of existing dwelling house (on footprint of existing garage being demolished), new single-storey extensions to front and rear of existing dwelling house, lowering the level of the existing suspended ground floor, rearrangement of the internal layout of existing dwelling house 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 on a site at 31 Lorcan Road, Dublin 9, D09 E298.
Development Address	31 Lorcan Road, Dublin 9, D09 E298.
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	☒ Yes, it is a 'Project'. Proceed to Q.2.
	☐ No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	

2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
☐ Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to be requested. Discuss with ADP.	State the Class here
☒ No, it is not a Class specified in Part 1. Proceed to Q3	
3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?	
☒ No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.	
☐ Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required	
☐ Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)	
4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?	

Yes ☐	
No ☒	

Inspector: _____

Date: 12th September, 2026