

An Roinn Pleanála agus Forbartha, Clárlann / Cinntí
Oifigí na Cathrach, An Ché Adhmaid, Baile Átha Cliath 8

Planning Registry & Decisions, Planning Department
Civic Offices, Wood Quay, Dublin 8

T: (01) 222 2288

E:planning@dublincity.ie

Date 28-Jul-2026

Jason Tyler
The Mash House, Distillery Lofts Design Studios,
Distillery Road, Dublin 3, D03N627

Application No.	WEB2351/26
Registration Date	04-Jun-2026
Decision Date	27-Jul-2026
Decision Order No	P3978
Location	38 Dartry Road, Dartry, Dublin 6, D06 Y9X8
Proposal	(i) Demolition of existing single-storey pitched roof extensions to the rear of the dwelling; (ii) conversion of the existing garage into habitable accommodation; (iii) construction of a part-single, part-two-storey flat roof extension to the rear of the dwelling; (iv) conversion of existing attic space into habitable accommodation with the addition of a dormer window to the rear; (v) removal of 2 chimneys, one to the front and one to the rear; (vi) widening of the existing vehicular entrance onto Dartry Road to 3.5 metres; (vii) alterations to elevations, rooflights, associated landscaping, boundary treatments and all ancillary and site works necessary to facilitate the development.
Applicant	Andy & Niamh Tallon

- If you have any queries regarding this Decision, **please contact the e - mail shown above.**

IMPORTANT NOTE:

Please be advised that compliance submission(s) can only be submitted in pdf format and by e- mail to compliances@dublincity.ie

Dear Sir/Madam

With reference to the above proposal submitted by you, you are hereby notified that the Planning Authority in pursuance of the powers conferred on it by the Planning & Development Acts 2000 (as amended) has decided to **GRANT PERMISSION** for:

It is recommended that permission is granted for the demolition of existing single-storey pitched roof extensions to the rear of the dwelling, conversion of the existing garage into habitable accommodation, construction of a part-single, part-two-storey flat roof extension to the rear of the

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dwelling, conversion of existing attic space into habitable accommodation with the addition of a dormer window to the rear, removal of 2 chimneys, one to the front and one to the rear and alterations to elevations, rooflights, associated landscaping, boundary treatments and all ancillary and site works necessary to facilitate the development subject to the following conditions

subject to the conditions specified in Schedule 1,

SCHEDULE 1 CONDITIONS AND REASONS

1. Insofar as the Planning & Development Act 2000 (as amended) and the Regulations made thereunder are concerned, the development shall be carried out in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the conditions attached hereto. 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: To comply with permission regulations.

2. A development contribution in the sum of €7, 605.00 shall be paid to the Planning Authority as a contribution towards expenditure that was and/ or is proposed to be incurred by the Planning Authority in respect of public infrastructure and facilities benefitting development in the administrative area of the Authority in accordance with Dublin City Council's Section 48 Development Contribution Scheme. The contribution is payable on commencement of development. If prior to commencement of development an indexation increase is applied to the current Development Contribution Scheme or if a new Section 48 Development Contribution Scheme is made by the City Council the amount of the contribution payable will be adjusted accordingly.

Phased payment of the contribution will be considered only with the agreement of Dublin City Council Planning Department. Applicants are advised that any phasing agreement must be finalised and signed prior to

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the commencement of development.

Reason: It is considered reasonable that the payment of a development contribution should be made in respect of the public infrastructure and facilities benefitting development in the administrative area of the Local Authority.

3. The widening of the vehicular entrance onto Dartry Road is to be omitted from the development.

Reason: To clarify the scope of the permission

4. The external finish of the extensions shall complement the existing house in respect of materials and colour.

Reason: To protect existing amenities

5. The dwelling shall only be occupied as a single-family dwelling and for no other purpose, without a prior grant of planning permission.

Reason: In the interests of residential amenity and to clarify the scope of the permission

6. The attic space hereby approved shall not be used for human habitation unless it complies with the current building regulations.

Reason: To provide for an adequate standard of development

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.

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8. (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.

9. The site development works and construction works shall be carried out in such a manner as to ensure that the adjoining street(s) are kept clear of debris, soil and other material and if the need arises for cleaning works to be carried out on the adjoining public roads, the said cleaning works shall be carried out at the developers expense.

Reason: To ensure that the adjoining roadways are kept in a clean and safe condition during construction works in the interests of orderly development.

10. The developer shall comply with the requirements set out in the Codes of Practice from the Drainage Division, the Roads Streets & Traffic Department and the Noise & Air Pollution Section.

Reason: To ensure a satisfactory standard of development.

11. The developer shall comply with the following drainage requirements of the Planning Authority:

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- a) The developer shall comply with the Greater Dublin Regional Code of Practice for Drainage Works Version 6.0 (available from www.dublincity.ie Forms and Downloads).
- b) The drainage for the proposed development shall be designed on a completely separate foul and surface water system.
- c) The development shall incorporate Sustainable Drainage Systems in the management of surface water. Full details proposals shall be agreed in writing with DPPDC Section prior to commencement of construction.
- d) Any new paving shall be carried out in a sustainable manner so that there is no increase in surface water run-off to the drainage network as per the Dublin City Development Plan 2022-2028
- e) All private drainage such as, downpipes, gullies, manholes, armstrong junctions, etc. are to be located within the final site boundary. Private drainage is not permitted in public areas, or areas intended to be taken in charge.

Reason: To ensure the protection of public drainage infrastructure, and the satisfactory management of surface water runoff

and to **REFUSE PERMISSION** for :

It is recommended that permission is refused for the widening of the existing vehicular entrance onto Dartry Road to 3.5 metres for the following reason

for the reasons set out in Schedule 2

SCHEDULE 2 REASONS

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1. The proposed widening of the vehicular access would be contrary to Section 4.3.1, Appendix 5 of the Dublin City Development Plan 2022-2028 by reason that the vehicular access of 3.5m is in excess of Development Plan standards. The widening of vehicular entrance would detract from the convenience of road users and the residential amenity of surrounding properties, would be contrary to the stated policy and would set an undesirable precedent for other similar developments in the area. The development would, therefore, be contrary to the proper planning and sustainable development of the area

Signed on behalf of Dublin City Council

For Administrative Officer

The applicant should note that development on foot of this Decision to Grant may not commence before a notification of final grant has been issued by the Planning Authority or An Bord Pleanála following consideration of an appeal.

1. Your attention is drawn to the requirements of the attached "Codes of Practice".

Schedule A: Drainage Division

Schedule B: Transportation Planning Division

Schedule C: Air Quality Monitoring and Noise Control Unit

N.B. It should be clearly understood that the granting of planning permission does not relieve the developer of the responsibility of complying with any requirements under other codes of legislation affecting the proposal and that a person shall not be entitled solely by reason of a planning permission to carry out any development.

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2. A person shall not be entitled solely by reason of a grant of Planning Permission to carry out any development.
3. A grant of Planning Permission does not entitle the applicant to construct a development that would oversail, overhang or otherwise physically impinge upon an adjoining property without the permission of the adjoining property owner.

NOTES TO APPLICANT:

The decision of Dublin City Council in respect of this development does not imply or infer any approval or right to connect to or discharge wastewater to the public sewer network or the right to connect to the public water supply. The Applicant shall, prior to the commencement of Development, make all necessary arrangements with and get all necessary approvals from Irish Water in relation to wastewater discharges and water connections.

Appeals must be received by An Bord Pleanála within FOUR WEEKS beginning on 27-Jul-2026 . (N.B. not the date on which the decision is sent or received). This is a strict statutory time limit and the Board has no discretion to accept late appeals whether they are sent by post or otherwise. The appeal **MUST BE FULLY COMPLETE** in all respects - including the appropriate fee - when lodged. It is not permissible to submit any part of it at a later date, even within the time limit.

Refund of Fees submitted with a Planning Application. Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application and where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of two months beginning on the date of the Planning Authority's decision on the second application.

Advisory Note:

Please be advised that the development types shown below can now be submitted via our online service

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Domestic Extensions including vehicular access, dormers /Velux windows, solar panels

Residential developments up to & including four residential units (houses only)

Developments for a change of use with a floor area of no more than 200 sq. m

Temporary permission (e.g. accommodation for schools)

Outdoor seating / smoking areas.

Shopfronts / signage