



An
Coimisiún
Pleanála

Direction
CD-020251-25
ABP-322226-25

The submissions on this file and the Inspector's report were considered at a meeting held on 11/07/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Liam McGree

Date: 17/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential zoning of the subject site in the Dún Laoghaire-Rathdown Development Plan 2022-2028 and the provisions of the Development Plan regarding residential extensions, in particular Section 12.3.7.1 (Extensions to Dwellings), and policy Objective HER21: Nineteenth and Twentieth Century Buildings, Estates and Features, the character of existing development in the vicinity and the design, scale and massing of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable form of development at this location and would not seriously injure the residential amenity of surrounding properties. The

proposed development would, therefore, be in accordance 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 plans and particulars received by the planning authority on the 24th day of February 2025, and by An Coimisiún Pleanála on the 7th day of May 2025, 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. The proposed development shall be amended as follows:
 - (a) The proposed rear dormer extension shall be carried out and completed in accordance with drawing number 402 (Proposed Elevation 3-3) submitted to the planning authority on 26th day of November, 2024.
 - (b) The stairwell window in the proposed dormer extension shall be carried out and completed in accordance with drawing number 402 Rev A (Proposed Elevation 3-3) submitted to the planning authority on 24th day of February, 2025.
 - (c) The fenestration of the proposed extension shall be carried out and completed in accordance with drawing number 400 Rev B received by An Coimisiún Pleanála on the 7th day of May, 2025.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development

Reason: In order to appropriately integrate with the adjacent dwelling and the streetscape, and in the interest of visual amenity.

3. (a) The vehicular entrance to the subject site shall be redesigned so as to have a maximum width of no more than 3.5 metres.
- (b) The footpath between the vehicular entrance to the subject site and the public road shall be dishd and strengthened at the applicant's own expense, including any moving/adjustment of any water cocks.
- (c) Details of the reduced width vehicular entrance, including materials and finishes of proposed boundary walls and piers, and adjacent bin store and all works to the public footpath, shall be submitted for the written agreement of the planning authority, prior to the commencement of development.

Reason: In the interests of traffic and pedestrian safety and in the interest of visual amenity.

4. Details of the materials, colours and textures of all the external finishes (including proposed brick finishes) 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. There shall be no access to the flat roof over the ground floor playroom from the master bedroom at first floor level.

Reason: To protect the residential amenities of adjacent residential properties.

6. Prior to the commencement of development, the developer shall enter into a Connection Agreement with Uisce Éireann (Irish Water) to provide for a service connection to the public water supply and wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

7. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

8. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

9. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and amenity.

10. A comprehensive boundary treatment and landscaping scheme shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme.

Reason: In the interest of visual amenity.

11. The developer shall pay to the planning authority a financial contribution of 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.