



An
Coimisiún
Pleanála

Direction
CD-020818-25
ACP-322887-25

The submissions on this file and the Inspector's report were considered at a meeting held on 29/09/2025.

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:

Patricia Calleary
Patricia Calleary

Date: 29/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development, and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including the residential zoning for the site, it is considered that subject to compliance with the conditions set out below the proposed development would be visually acceptable and in character with the Architectural Conservation Area designation for the area, would not give rise to undue overlooking or otherwise be detrimental to residential amenities of neighbouring properties and would not be

detrimental to public health. 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, 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. External finishes shall be as indicated on the submitted drawings unless otherwise agreed with the planning authority.

Reason: In the interests of visual and residential amenities.

3. The entire premises shall be used as a single dwelling unit and shall not be subdivided by way of sale or letting or otherwise.

Reason: In the interest of residential amenity.

4. The 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.

5. The developer shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining property as a result of the

site construction works and repair any damage to the public road arising from carrying out the works. There shall be no storage of construction materials on the public road/footway unless agreed in writing with the planning authority.

Reason: To protect the amenities of the area and in the interest of public safety.