



An
Coimisiún
Pleanála

Direction
CD-021032-25
ACP-323133-25

The submissions on this file and the Inspector's report were considered at a meeting held on 21/10/2025.

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: 21/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the established use of the site for residential purposes, and its location outside the boundaries of the Dalkey Architectural Conservation Area, it is considered that subject to compliance with the conditions set out below, the proposed development would not impact negatively on the visual or residential amenities of the area, would not impact on the character or setting of the Architectural Conservation Area and would not, therefore, be contrary to Policy Objective HER 13 of the Dun Laoghaire-Rathdown County Development Plan 2022-

2028. 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 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 and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interests of clarity.

2. Details of the external finishes of the development to include details of materials, texture and colour shall be submitted to and agreed in writing with the planning authority prior to commencement of the development.

Reason: In the interests of visual amenity.

3. The proposed bathroom window (W01) shall be permanently fitted and maintained in obscure glass.

Reason: To protect the amenity of adjoining properties.

4. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays including, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In order to safeguard the amenities of property in the vicinity.