

An  
Coimisiún  
Pleanála

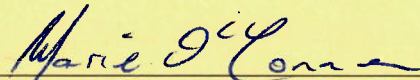
**Direction**  
**CD-021340-25**  
**ACP-323364-25**

The submissions on this file and the Inspector's report were considered at a meeting held on 19/11/2025.

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:**

  
Marie O'Connor

**Date:** 19/11/2025

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

Having regard to the land use zoning objective 'A' for the site, and the Dun Laoghaire-Rathdown Development Plan 2022-2028 policy, including Policy Objective HER 8 (Works to Protected Structures), Section 12.3.7 (Additional Accommodation in Existing Built-Up Areas) and Section 12.11.2.1 (Works to a Protected Structure), and to the design, aspect, location and scale of the proposed development, the Commission considered that subject to compliance with conditions below, that the proposed development would accord with the policies and objectives of the Development Plan and would not seriously injure the adjoining residential amenity or

the character of the Protected Structure, or adjoining protected structures. 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. Prior to the commencement of development on the Protected Structure the developer shall submit for the written agreement of the planning authority confirmation that:
  - (a) The development will be monitored by a suitably qualified architect with conservation expertise and accreditation.
  - (b) Competent site supervision, project management and crafts personnel will be engaged, suitably qualified, and experienced in conservation works.

**Reason:** In the interest of the protection of architectural heritage (in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities).

3. 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.

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:** To prevent flooding and in the interests of sustainable drainage.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, 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 residential amenities of property in the vicinity.

6. 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 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.