

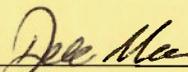
An
Coimisiún
Pleanála

Direction
CD-021573-25
ACP-323416-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16/12/2025.

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:


Declan Moore

Date: 16/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature and scale of the proposed development which comprises retention of two modest outbuildings, a first floor extension and associated first floor terrace/balcony, elevational changes to the dwelling and associated site works, it is considered that, subject to compliance with the conditions set out below, the proposed development would not impact on the residential amenity of adjoining properties or negatively impact the established character or visual amenity of the Killiney ACA. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development proposed for retention and the development proposed for permission shall be carried out and completed in accordance with the plans and particulars lodged with the application, received by the planning authority on the 8th day of June 2025, except as may be otherwise required by the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.

2. a) The existing WC shall be omitted from the Garden Room

b) No toilets or kitchen/cooking facilities shall be installed in the Garden Room or the Home Gym.

c) The area indicated as 'green roof shall not be used as a balcony, roof (terrace) garden or similar amenity area.

Reason: In the interest of residential amenity

3. The entire premises shall be used as a single dwelling unit and shall not be subdivided, sold, let, conveyed or otherwise used as two or more separate habitable units or for non-residential uses.

Reason: To prevent unauthorised development.

4. Site development and building works shall be carried out only between the hours of 0800 and 1900 from Mondays to Fridays, inclusive, between 0800 and 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

5. 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.

Note

Given the significant distance between the proposed rooftop terrace and the neighbouring property, the Commission did not agree with the Inspector that opaque glazing was required to the northwestern side of the glass balustrade to minimise the potential for mutual overlooking.