



An
Coimisiún
Pleanála

Commission Direction
CD-000083
PL-500051-DR

The submissions on this file and the Inspector's report were considered at a meeting held on 09 February 2026.

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

Planning Commissioner:



MaryRose McGovern

Date:

9th day of February 2026

Having regard to national policy to provide compact settlements, and the policies, objectives, and standards of the Dun Laoghaire Rathdown County Development Plan 2022-28, and having regard to the zoning, location and context of the site, and the nature and scale of the development, it is considered that, subject to the below conditions, the proposed development would not seriously injure the residential or visual amenities of the area, and would 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 26th day of August 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 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. The second floor of the development shall be stepped back at the rear, from the first floor of the development, by a minimum of 1000mm.

Reason: In the interest of the residential amenity of the properties at Brusna Cottages.

3. Details of the materials, colours and textures of all the external finishes to the proposed dwelling 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 glazing to all bathroom and en-suite windows shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

5. Prior to commencement of development, the developer shall submit, for the written agreement of the planning authority:

(a) a 'Construction Environmental Management Plan' (CEMP, including proposals for environmental management of the proposed works to avoid the creation of serious environmental nuisance, such as noise, dust and other emissions that may be considered an environmental nuisance,

(b) a detailed site-specific Resource & Waste Management Plan, developed in accordance with the 'Best practice guidelines for the preparation of resource & waste management plans for construction & demolition projects' EPA 2021, which shall include the following:

- Confirmation that deliveries should not occur before 07:00 nor should vehicles be allowed to queue in advance of this time.
- The plan should identify the type of materials/proportion of re-use/recycled materials and future maintenance to support the implementation of Government and EU circular economy policy.
- In terms of Construction Waste, records shall be maintained and made available for inspection on site demonstrating tracking of all waste generated to final destination.

(c) a Public Liaison Plan for the duration of the works, covering the following:

- Appointment of a Liaison Officer as a single point of contact to engage with the local community and respond to concerns.
- Keeping local residents informed of progress and timing of particular construction activities that may impact on them.
- Provision of a notice at the site entrance identifying the proposed means for making a complaint.
- Maintenance of a complaints log recording all complaints received and follow up actions.

(d) details for the implementation of the measures detailed within the submitted Operational Waste Management Technical Note (OWMTN) prepared by AWN Consulting; dated 22/08/202; document No.: 257501.0569WMTN01.

(e) a Rodent/Pest Control Plan for the duration of the works on site.

(f) Details of how, during the construction and demolition phases, the proposed development shall comply with British Standard 5228 *“Noise Control on Construction and open sites Part 1. Code of practice for basic information and procedures for noise control.”*

(g) a detailed construction traffic management plan including details of arrangements for routes for construction traffic, parking during the construction phase, the location of the compound for storage of plant and machinery and the location for storage of deliveries to the site.

Reason: In order to safeguard the health, safety and residential amenities of properties and owners in the vicinity, and in the interests of orderly development, traffic safety and convenience, and the proper planning and sustainable development of the area.

6. 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 flooding prevention.

7. Any damage to the existing road, footpath and services resulting from this development shall be repaired by the developer at his own expense, to the satisfaction of the Planning Authority.

Reason: in the interest of orderly development.

8. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann to provide for a service connection to the public water supply and wastewater collection network, and shall adhere to the standards and conditions set out in that agreement

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

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

Reason: To safeguard the amenity of property in the vicinity.

10. 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.