


An
Coimisiún
Pleanála

Commission Direction
CD-000029
PL-500079-DR

The submissions on this file and the Inspector's report were considered at a meeting held on 23rd January 2026.

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:



Emer Maughan

Date: 28th January 2026

Having regard to the site's location on urban land, the residential zoning objective which applies to this site under the Dun Laoghaire-Rathdown County Development Plan 2022- 2028 which applies to this site, the totality of documentation submitted with the application and the appeal, the nature, scale and form of development, pattern of development in the area, Development standard 12.3.7.5 of the Development Plan relating to Corner / Garden Sites, Development and Policy Objective PHP19, it is considered that, subject to

compliance with the conditions as set out below, the proposed development would constitute an acceptable form of development on a garden site, would be acceptable in terms of residential amenity for future residents, traffic and pedestrian safety and would not adversely impact on the visual or residential amenities of the area. 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 on 26th July 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.
 - a) The proposed gates and piers serving the proposed vehicular entrance shall be no more than 1.1m in height.
 - b) Details of the boundary wall to Killiney Road and Killiney Grove shall be submitted to and agreed in writing with the planning authority for written agreement prior to commencement
 - c) The footpath in front of the proposed vehicular entrance shall comply with the requirements of the planning authority for such works. Prior to the commencement of development, the

developer shall submit details for the proposed works for the written agreement of the planning authority.

Reason: In the interest of orderly development.

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. No part of the proposed dwelling shall oversail the site boundary

Reason: In the interest of orderly development

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

6. Prior to the commencement of development the developer shall enter into Connection Agreements with Uisce Éireann to provide for a service connections to the public water supply and/or wastewater collection network.

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

7. 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.

8. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity

9. Prior to the commencement of development and construction activities, the applicant shall lodge a Tree Bond of €5,000 with the Planning Authority. This bond shall serve as security for the protection of the London Plane (*Platanus × acerifolia*) street tree located on the western side of the entrance to Killiney Grove, and act as a deterrent to wilful or accidental damage during construction. The bond is based on the amenity and ecosystem value of the tree and shall be refundable subject to

confirmation from the Parks Department that the tree has not been adversely affected upon completion of the development.

Reason: To provide security for the protection and long-term viability of existing street trees and give practical effect to the retention, protection and sustainability of trees during and after construction of the permitted development.

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.