

The submissions on this file and the Inspector's report were considered at a meeting held on 04 March 2026.

The Commission decided to issue a SPLIT DECISION as follows:

GRANT Retention permission for:

1) Amendment to the rear of the building including a reduced curved roof and higher rear elevation wall and set back of the north elevation of the building by 6.3 metres from the boundary of house number 15a Longford Terrace. The permitted set back was 5 metres. The gross floor area of the overall property has reduced from 583sqms to 573sqms.

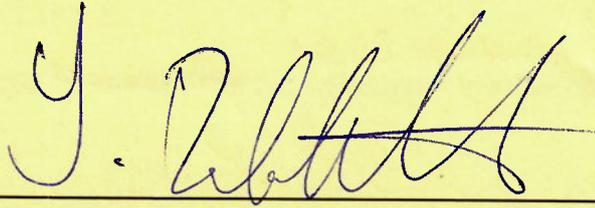
2) Replacement of window with a door at the front elevation.

3) All works carried out and any work required to complete the development.

in accordance with the plans and particulars based on the reasons and considerations marked (1) and subject to the conditions as set out in the Draft Wording below.

REFUSE retention permission for the installation of a rear access ladder providing access to the green roof based on the reasons and considerations (2) as set out in the Draft Wording below.

Planning Commissioner:



Tom Rabbette

Date:

4th day of March 2026

Reasons and Considerations (1)

Having regard to the Objective 'NC' zoning of the site, the policies and objectives as set out in the 2022-2028 Dun Laoghaire-Rathdown County Development Plan, the planning history of the site, the scale and nature of the proposed development and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure residential or visual amenities of the area, would not seriously injure the established character or appearance of the area, including the Monkstown Architectural Conservation Area in which it is located, and would, otherwise, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in its entirety 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 5th Day of September 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, or as otherwise stipulated by conditions hereunder, and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement the matter(s) in dispute shall be referred to An Coimisiun Pleanála for determination.

Reason: In the interest of clarity.

2. This Order authorises retention permission for the amendment to the rear of the building for a reduced curved roof and higher rear elevation wall, and the replacement of window with a door at the front elevation, and all works carried out and any work required to complete these specific developments only. The Order does not permit any other development.

Reason: To clarify the extent of this permission.

3. The retention permission for the installation of a rear access ladder providing access to the green roof shall not be permitted.

Reason: See Reasons and Considerations (2) to this Order.

4. The development shall comply with the conditions of the parent permission D21A/0869 (ABP Ref. 312286-21) unless the conditions set out in this Order specify otherwise.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

Reasons and Considerations (2)

The planning authority's decision to refuse retention permission for the rear access ladder was not the subject of an appeal by the applicant and, furthermore, the applicant stated, in their response to the grounds to the third parties appeals (received by An Coimisiun Pleanála on the 1st day of December 2025), that the retention permission for the ladder is not being pursued. In the circumstances, the Commission decided to uphold the planning authority's decision to refuse retention permission in this instance.

In deciding not to accept the Inspector's recommendation to grant retention permission for the rear access ladder, while the Commission generally agreed with the Inspector's assessment of potential impacts arising from the retention of this ladder with regards to architectural heritage protection and visual and residential amenities, nevertheless, as the applicant did not appeal the planning authority's refusal decision and as the applicant indicated in the response to the third parties grounds of appeal that the retention of the subject ladder was not being pursued, the Commission decided to uphold the planning authority's decision in this instance.