



An
Coimisiún
Pleanála

Commission Direction
CD-001154
PL-500481-DR-25

The submissions on this file and the Inspector's report were considered at a meeting held on 25 August 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation.

Planning Commissioner:

Marie O'Connor

Date:

27th day of August 2026

Reasons and Considerations

Having regard to the condition of the existing dwelling on the site and the justification provided for demolition, the design, scale and nature of the proposed development, the location of the site in a serviced urban area, the established built form and the character of the surrounding area, the provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024), it is considered that, subject to compliance with the conditions

set out below, the proposed development would be an acceptable form of infill development, would not seriously injure the residential or visual amenities of the area, would not detract from the setting of protected structures or the character of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The granite boundary wall along the north-east boundary shall be 2.4 metres, unless otherwise agreed with the planning authority. The foundation of this boundary treatment shall be constructed entirely within the developer's land and shall not encroach upon railway property. The maintenance of this boundary treatment shall be the responsibility of the developer. Having regard to the close proximity to the railway cutting, the developer shall submit detailed design drawings and a Risk Assessed Method Statement (RAMS) to Iarnród Éireann. Evidence of agreed details with Iarnród Éireann shall be submitted to the planning authority prior to commencement of development.

Reason: In the interest of the proper planning and sustainable development of the area.

3. The entire dwelling shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.

Reason: In the interest of residential amenity.

4. The width of the proposed widened vehicular entrance shall be no more than 3.5 metres. The access arrangements and works to the public footpath shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of traffic safety and visual and residential amenity.

5. Water supply and drainage arrangements, including the attenuation and disposal of surface water, which shall also provide for appropriate Sustainable Urban Drainage Systems (SuDS), 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. The proposed sedum green roof shall be designed, installed and maintained in accordance with the requirements of the planning authority for such works.

Reason: In the interest of public health.

7. The landscaping scheme shown on drawing number PP451-01 shall be carried out within the first planting season following substantial completion of external construction works, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

8. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 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 amenities of property in the vicinity.

9. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a detailed Construction Management Plan, which shall be adhered to during demolition and construction phases. This plan shall provide details of measures to ensure there is no impact on the adjacent railway line, intended construction practice for the proposed development, including noise and dust management measures, a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) and traffic management arrangements.

Reason: In the interest of public safety and amenity.

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.