



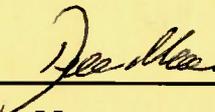
An
Coimisiún
Pleanála

Commission Direction
CD-000318
PL-500518-DR-25

The submissions on this file and the Inspector's report were considered at a meeting held on 19 March 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:



Declan Moore

Date:

25th day of March 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the provisions of the Dún Laoghaire County Development Plan 2022-2028, and the pattern of development in the vicinity, it is considered that,

subject to compliance with conditions set out below, the proposed development and the development proposed to be retained would not seriously injure the character of the area or the residential amenities of property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission Dún Laoghaire-Rathdown County Council register reference D22A/0515, unless the conditions set out hereunder specify otherwise.

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

3. The section of the rear side garden wall bounding the access lane to the ESB substation and the rear private open space which has been removed, shall

be replaced save for the installation of a pedestrian gate. The gate shall be the same height as the side boundary wall that bounds the lane and rear private open space. Details of design, materials and dimensions shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity, security and safety.

4. The glazing to the first-floor gable window 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.