

The submissions on this file and the Inspector's report were considered at a meeting held on 30 March 2026.

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

Reasons and Considerations

Having regard to the existing residential use on site, to the relevant provisions of the Dun Laoghaire Rathdown County Development Plan 2022-2028, to the nature, design and scale of the proposed development, and the proposed servicing arrangements, it is considered that, subject to compliance with conditions below, the proposed development, comprising re-modelling and extension of the established dwelling at this location, would be consistent with the climate change policy objectives of the Dun Laoghaire and Rathdown Development Plan, 2022-2028, would not seriously injure the visual or residential amenities of property in the vicinity, would be acceptable in terms of pedestrian and traffic safety and constitute an appropriate form of development at this serviced, urban location. 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 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 three square windows identified on the first floor on the 'Side Elevation North (Proposed)' plan shall comprise obscure glazing.

Reason: In the interest of residential amenity and to avoid the potential for overlooking.

3. Surface water arrangements for the proposed development, inclusive of the proposed soakaways and permeable paving shall comply with the requirements of the planning authority for such services and works.

Reason: In the interests of public health.

4. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. This plan shall provide details of intended construction practice for the development,

including hours of working, noise management measures and off-site disposal of construction/demolition waste.

Specifically, a section of the Plan shall provide sufficient detail, to the satisfaction of the Environmental Enforcement section of the Local Authority, demonstrating how the demolition, excavation and construction work will be undertaken to minimise disturbance from both

Noise and Vibration. The Applicants' attention is directed to Environmental planning Guidance available on the Local Authority website <https://www.dlrco.co.ie/environment/environmental-planningguidance>. Any proposals should be developed in accordance with the guidance.

The Applicants and the appointed Contractor(s) shall ensure that 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.

Reason: In the interests of public safety and residential amenity.

5.The existing mature trees/hedgerow on/adjacent to the northern boundary shall be retained.

Reason: To preserve the residential amenities of the area and in the interests of orderly development

6.Prior to the commencement of development, the developer shall enter into water and/or wastewater connection agreements with Uisce Éireann.

Reason: In the interests of orderly development

7.Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall

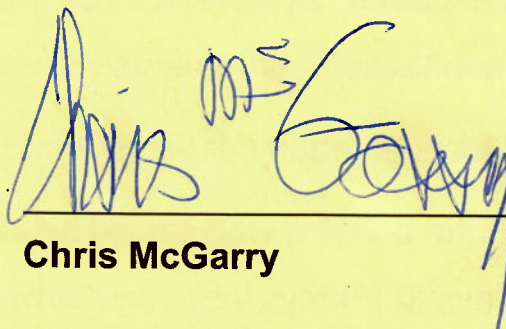
only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To cater for orderly development.

8. 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 Bord 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.

Planning Commissioner:



Chris McGarry

Date:

30th day of March 2026