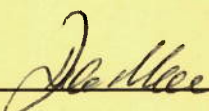


The submissions on this file and the Inspector's report were considered at a meeting held on 18 June 2026.

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:**

**23<sup>rd</sup> day of June 2026**

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the residential land use zoning of the site in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the support in the Development Plan for improvements to and adaptation of existing homes [Policy PHP19], and the development management criteria in the Development Plan for Ground

Floor Side Extensions [Section 12.3.7.1(iii)], it is considered that, subject to the conditions below, the proposed development would not unduly impact upon the character of the Vesey Place, De Vesci Terrace and Willow Bank Architectural Conservation Area, would not unduly impact upon the character and setting of No.4 Vesey Place which is a Protected Structure, would not seriously injure the visual or residential amenities of the area and 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. a. The existing dwelling and proposed extension shall be jointly occupied as a single residential unit and the extension shall not be sold, let or otherwise transferred or conveyed, save as part of the dwelling.

b. Gates shall not open outwards.

**Reason:** In the interests of orderly development and to clarify the terms of the permission.

3. Prior to the commencement of development, an updated surface water management design demonstrating the outlets from the green roof drainage system discharging to an infiltration or rainwater reuse system at ground level, for example a soakaway, shall be submitted to, and agreed with, the Planning Authority.

**Reason:** In the interests of public health.

4. 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 safeguard the residential amenity of property in the vicinity.

5. 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 arrangements for the delivery of materials and the management of construction traffic generally, the intended construction practice for the development, including, noise and dust management measures and off-site disposal of construction/demolition waste.

**Reason:** To safeguard the amenities of property on both Vesey Mews and Knapton Lawn.

## Note

The Commission did not agree with the Inspector that the extension should be stepped back to maintain the northern building line of the parent mews, there are several examples along the Mews where the building line has been exceeded (e.g. 3 Vessy Mews), and the extension's positioning would not be readily discernible from the Protected Structure, in this regard the Commission agreed with the assessment of the Planning Authority's Conservation Division that the extension '*is not considered to visually detract from the Protected Structure and/or views of the Mews dwelling within the ACA*'. Nor does the extension '*have a detrimental visual impact on the mews dwelling...*'.

The Commission noted the layout of the rear of the adjacent property and was satisfied that the height of the extension, to accommodate a sedum roof and its associated environmental benefits, would be similar to that of the adjacent shed (i.e. with its roof above the party wall) and would not be overbearing or cause significant overshadowing.