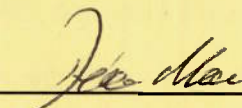


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The submissions on this file and the Inspector's report were considered at a meeting held on 22 June 2026.

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 zoning objective "SNI" for the site as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, to the existing

educational use on site, to the nature and scale of the proposed development, to separation distances from neighbouring properties and the pattern of development in the area, and to Section 12.3.2.5 of the Development Plan, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential or visual amenities of the area, would not detract from the character of Killiney Architectural Conservation Area and would not negatively impact the character or setting of the Protected Structure (RPS 1745). 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, as amended by the further plans and particulars received by An Coimisiún Pleanála on the 2<sup>nd</sup> day of April 2026, 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 site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- (a) a plan to scale of not less than 1:500 showing –
- (i) retention of existing trees and hedgerows,
  - (ii) the measures to be put in place for the protection of existing trees and hedgerows during the construction period,
  - (iii) the species, variety, number, size and locations of all proposed trees and shrubs,
  - (iv) details of screen planting along the boundary of the neighbouring property to the southeast 'Colza', and
- (b) a timescale for implementation.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interests of residential and visual amenity.

3. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will 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.

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 commencement of development. This plan shall provide details of intended construction practice for the development, including:

- (a) an Arboricultural Survey and submission of a Tree Protection Plan, showing the proposed line of protective tree fencing, with details of the proposed fencing and locations of materials storage and site compounds in accordance with, "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012),
- (b) location of the site and materials compound(s) including area(s) identified for the storage of construction refuse,
- (c) location of areas for construction site offices and staff facilities,
- (d) details of site security fencing and hoardings,
- (e) details of on-site car parking facilities for site workers during the course of construction,
- (f) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site,
- (g) measures to obviate queuing of construction traffic on the adjoining road network,
- (h) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network,
- (i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels,

- (j) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater,
- (k) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil,
- (l) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains, and
- (m) a record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the planning authority.

**Reason:** In the interests of amenities, public health and safety.

#### Note

The Commission was satisfied that the obscure glazing to the front elevation windows of the proposed development, offered by the applicant at the appeal stage and recommended by the Inspector, was not required. The separation distances between these windows and those of the adjacent neighbour, the placement, angle and orientation of the windows with respect to the neighbouring property, and the additional landscaping conditioned at the shared boundary, combine to significantly reduce any potential for overlooking