



An
Coimisiún
Pleanála

Commission Direction
CD-000858
PL-501042-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 07 July 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments as indicated in the draft Order hereunder.

Planning Commissioner:

Tom Rabbette

Date:

10th day of July 2026

Draft Order

Reasons and Considerations

Having regard to the residential land use zoning of the site in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, support in the Development Plan for improvements to and adaptation of existing homes, the criteria for extensions to the rear and side of dwellings in Sections 12.3.7.1 (ii) and (iii) of

the said Plan, the location of the development, the pattern of development in the area 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 not seriously injure the visual or residential amenity of the area and would not detract from the character of the area. 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 in accordance with the plans and particulars submitted with the planning application, except as may be otherwise required by the following conditions.

Reason: To clarify the plans and particulars for which permission is granted.

2. The glazing to all first-floor bathroom and en-suite windows on the northern side elevation 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.

3. The external finishes shall harmonise in colour and texture with the existing finishes on the dwelling.

Reason: In the interest of visual amenity.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interests of public health and surface water management.

5. 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 residential amenities of property in the vicinity.

6. 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.