



An
Coimisiún
Pleanála

Commission Direction
CD-001256
PL-501535-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 14th September 2026.

The Commission decided to treat this case under section 139 of the Planning and Development Act, 2000. The Commission also decided, based on the Reasons and Considerations set out below that the planning authority be directed, as follows:

Remove condition number 4(c)

Planning Commissioner:


Emer Maughan

Date:

15th day of September 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the nature of the subject dwelling which is a listed Protected Structure reference number 1279 and located within the Royal Terrace Architectural Conservation Area it is considered that the proposed oriel window on the rear return at lower ground floor level would not negatively impact the architectural character and appearance of the protected structure, is sensitively designed and appropriate in terms of scale, layout and materials. The proposed development would therefore accord with policy objective HER8 of the Dun Laoghaire Rathdown Development Plan 2022-2028

The Commission had regard to the totality of information submitted at application and appeal stages, including inter alia the Architectural Heritage Impact Assessment prepared by a Grade 2 Conservation Architect and noted the appraisal therein of the categories of special interest relating to number 9 Royal Terrace East as historic, with reference to the mid-19th century development of Dun Laoghaire, artistic, in relation to the external and internal plasterwork and architectural in terms of the wider Royal Terrace development. The proposed oriel window replaces an existing non original PVC window, is located on the lower ground floor which historically formed part of the servants' quarters in the less sensitive rear portion of the building and cannot be viewed from the public realm and therefore the Commission determined that the oriel window would result in a minor negative impact on the property, which would not be incongruous to the appearance or character of the building within the terrace. In not accepting the Inspector's recommendation to omit the proposed oriel window, the Commission determined, on balance, that the insertion of a relatively modest sized oriel window which would benefit the rear return room in terms of daylighting and

usability would not result result in a significantly negative impact on the character and special interest of the protected structure or the ACA to warrant it's omission.