

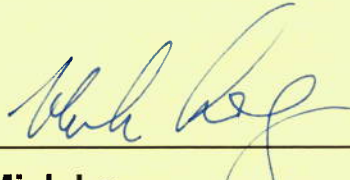
An
Coimisiún
Pleanála

Commission Direction
CD-001233
PL-501590-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 09 September 2026.

The Commission decided to grant permission generally in accordance with the reasons, considerations and conditions.

Planning Commissioner:



Mick Long

Date:

9th day of September 2026

Reasons and Considerations

Having regard to the policies and objectives as set out in the Dun Laoghaire Rathdown County Development Plan 2022-2028, including Chapter 12 Section 12.3.7.1 Extensions to Dwellings, to the scale and nature of the proposed development and to the nature and character of the surrounding development, the Commission considered that subject to compliance with the conditions set out

below, the proposed development would be an acceptable form of development at this location and would not seriously injure the amenities 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 and completed in accordance with the plans and particulars lodged and received by the planning authority, 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 proposed front curtilage bike store shall be located 0.5 metres from the northeast side boundary with number 20 Trimleston Avenue.

Reason: In the interest of visual amenity, control of development and the proper planning and sustainable development of the area.

3. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements, in writing where necessary, of the planning authority for such works and services.

Reason: In the interests of public health.

4. The external finishes of the proposed extension (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

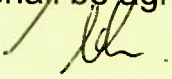
5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of operation, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

6. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the

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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 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.



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.