An Coimisiún Pleanála

Commission Direction
CD-001412
PL-501593-DR-26

The submissions on this file and the Inspector's report were considered at a meeting held on 15 October 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: Patricia Calleary

Patricia Calleary

Date: **15th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the site on lands zoned 'A' where it is an objective to provide residential development and improve residential amenity while protecting existing residential amenity, the policies and objectives set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, as varied, and

having regard to the planning history of the site and the nature and design of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential or visual amenities, of the established character or appearance 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 retained 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 and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The obscure film on glazing and the position of internal timber privacy fins, both as indicated on Drawings No.s 10 and 11 dated 07/04/2026 shall be maintained as such in perpetuity.

Reason: In the interest of clarity and for the protection of adjoining residential amenity.

3. Apart from any departures authorised by this permission, the development shall comply with the terms and conditions of planning register reference numbers

D19A/0692, D20A/0718, and D24A/0574, unless the conditions set out in this Order specify otherwise.

Reason: In the interest of clarity and the proper planning and sustainable development of the area.

4. The premises shall be used as a single residential unit and shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: In the interest of residential amenity and to prevent unauthorised development.