

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dun Laoghaire Rathdown County Council**

**Planning Register Reference Number: D23A/0740**

**Appeal** by Ross and Yvonne Barrett care of Armstrong Planning of 12 Clarinda Park North, Dún Laoghaire, County Dublin of 23 Killiney Hill Road, Killiney, County Dublin against the decision made on the 24th day of May, 2024 by Dun Laoghaire-Rathdown County Council to grant permission subject to conditions to Patrick Redmond and Edel McDermott care of Architectural Farm of 149 Francis Street, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** (1) Demolition of existing single-storey extension to rear; (2) Construction of a two-storey extension to rear including roof terrace and privacy screen at upper ground floor level; (3) Alterations to existing driveway, including widening of existing vehicular access; (4) Replacement of non-original asbestos roof to outhouse structure at lower ground floor; (5) New bike store in front garden; (6) Repointing of original brickwork and necessary repairs to brick chimneys and existing timber joinery; (7) New double glazed windows to match existing and all associated site works at Red Cottage, Killiney Hill Road, Killiney, County Dublin.

## Decision

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the policies and objectives of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028, in particular its provisions relating to development to dwellings located on residentially zoned land, 19<sup>th</sup> Century buildings and Architectural Conservation Areas, the nature of the proposed development sought under this application which includes but is not limited to the demolition of non-original rear extension, the repair and restoration of an existing highly intact 19<sup>th</sup> century period dwelling house, a building which positively contributes to its Killiney Architectural Conservation Area setting, alongside the topography of this site and setting, it is considered that, subject to compliance with the conditions set out below, the proposed development can be positively assimilated by this site and its setting in a manner that would not unduly impact the character and built fabric of the host dwelling as well as its contribution to its Architectural Conservation Area setting. Additionally, it is considered that it would not seriously injure the character and amenities of the area or of property in the vicinity and it would be acceptable in terms of traffic safety. 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 the planning authority on the 30<sup>th</sup> day of April, 2024, 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. Prior to the commencement of development, the developer shall submit, for the written agreement of the planning authority, revised drawings which provide for a revised vehicular entrance that shall not exceed 3.5 metres in its width and provides details of the roadside boundary treatment.

**Reason:** In order to accord with Section 12.4.8 of the County Development Plan, 2022-2028, and in the interests of orderly development.

3. Details of the materials, colours, and textures of all the external finishes shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

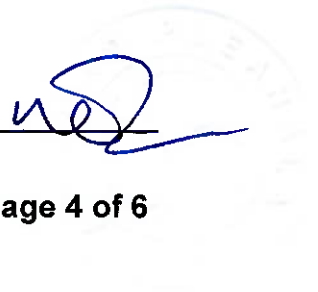
4. Details of boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity and to ensure an appropriate high standard of development.

5. A Construction Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The CEMP shall provide, but not be limited to, construction phase controls for dust, noise and vibration, waste management, protection of soils, site housekeeping and site environmental policy. The CEMP shall also contain a survey of any asbestos or other hazardous materials on site and a plan for the safe management of their removal in a manner that accords with best practice as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), including demonstration of proposals to adhere to best practice and protocols.

**Reason:** In the interest of public health and sustainable waste management.

6. Prior to the commencement of development to the main building which is an Arts and Crafts period dwelling that forms part of the Killiney Architectural Conservation Area the developer shall submit for the written agreement of the planning authority a specification and method statement, covering all works to be carried out to it. This statement should demonstrate how the development would be carried out in accordance with good conservation practice.



**Reason:** In the interest of the protection of architectural heritage (in accordance with the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities).

7. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

**Reason:** In the interest of public health.

8. The access arrangements, any works to the adjoining public carriageway of Killiney Hill Road and surfacing arrangements for off-street car parking within the setback area shall comply with the requirements of the planning authority for such works. Prior to the commencement of development, the developer shall submit final details of these works for the written agreement of the planning authority.

**Reason:** In the interest of traffic safety.

9. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads during the course of the works.

**Reason:** To protect the amenities of the area.

10. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays 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

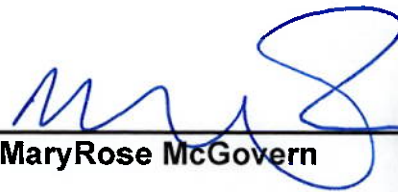


circumstances where prior written approval has been received from the planning authority.

**Reason:** In order to safeguard the amenities of property in the vicinity.

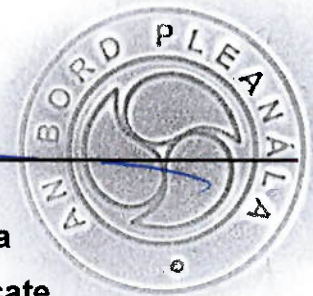
11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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 Bord 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.



**Mary Rose McGovern**

**Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.**



Dated this *14* day of *January* 2025.