

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322474-25

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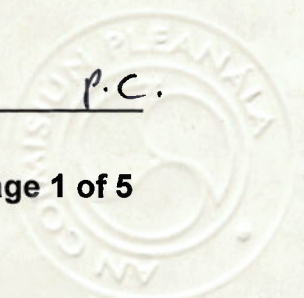
**Planning and Development Act 2000, as amended**

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

**Planning Register Reference Number: D25A/0145/WEB**

**Appeal** by Michael and Niamh O'Higgins of Glenalua, 2 Cunningham Road, Dalkey, County Dublin against the decision made on the 15<sup>th</sup> day of April, 2025 by Dún Laoghaire Rathdown County Council to grant subject to conditions a permission to Maria Sweeney care of COBA Architects of George's Street Studios, 53 George's Street Lower, Dun Laoghaire, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** (a) Demolition of the existing south bedroom extension and replace with a two-storey conservatory and balcony, (b) enlargement of the existing west single story extension with a two-storey extension and balcony, (c) raising of the existing roof by 1.9 metres to accommodate four attic bedrooms, (d) widening of the existing car park entrance and (e) all other ancillary works, all at Iona, Dalkey Avenue, Dalkey, 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 nature and scale of the proposed development and its location within residential use zone 'A' as set out in the Dún Laoghaire Rathdown County Development Plan 2022-2028, it is considered that the proposed development, subject to compliance with the conditions set out below, would comply with the provisions of the development plan and would not seriously injure the residential or visual amenities of the area. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In arriving at its decision, the Commission considered all documents on file including the planning authority's response to the appeal which, although not referred to in the inspector's report, contained no new information.

## **Conditions**

1. The development shall be carried out 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

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 development shall be modified as follows:

- (a) all the first-floor bathroom windows shall be fitted with opaque glazing, and
- (b) the eastern balustrade of the balcony proposed to the south of the dwelling shall be extended to a height of 1.8 metres and fitted with opaque glazing.

Revised drawings showing compliance with the above requirements 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 traffic safety.

3. The vehicular entrance shall be maintained at its current width and shall not be widened.

Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

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



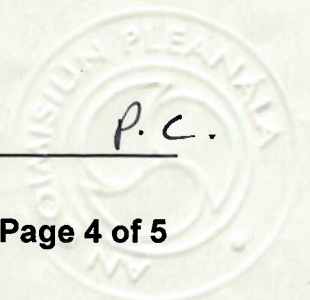
4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

The sedum green roof shall be designed, installed and maintained in accordance with the requirements of Appendix 7.2 of the Dún Laoghaire Rathdown County Development Plan, BS EN 12056-3:2000 and the SUDS Manual (C753) - CIRIA.

**Reason:** To prevent flooding and in the interest of sustainable drainage.

5. Site development and building works shall be carried out only between the hours of 0700 and 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 properties in the vicinity.



6. All necessary measures shall be taken by the contractor to prevent the spillage or deposit of clay, rubble, or other debris on adjoining roads, including responsibility and repair for any damage to the public road to the satisfaction of the planning authority, during the course of the works.

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

*Patricia Calleary*

**Patricia Calleary**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this *7<sup>th</sup>* day of *August* 2025