



An
Coimisiún
Pleanála

**Commission Order
ABP-322581-25**

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0166/WEB

Appeal by John Sweeney and Linda Tormey of 21 Merville Avenue, Stillorgan Dublin and by Kieran and Suzanne Walsh of 17 Merville Avenue, Stillorgan, Dublin against the decision made on the 25th day of April 2025, by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Orla Meade care of IMG Planning Limited of 75 Fitzwilliam Lane, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: The remodelling and extension of the existing dormer bungalow comprising: (1) the removal of the existing roof, sections of internal and external walls and single storey extensions to rear; (2) the construction of a new two storey element over existing walls with gable roof on the Merville Avenue elevation and hipped roof to the rear; (3) the construction of new roof over remaining original footprint with dormer windows on the front and rear elevations; (4) the construction of single storey extension with pyramidal roof to the rear; (5) the widening of existing vehicular access to Merville Avenue from 2.9 to 3.2 metres and construction of 1.15 metres high piers; and (6) all other site development works including drainage and landscaping, all at number 19, Merville Avenue, Stillorgan, County Dublin.

P.C.

Decision

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

Reasons and Considerations

Having regard to the existing dwelling on site, the character of the area and the design, layout and appearance of the proposed extensions and alterations to the existing dwelling, it is considered that, subject to compliance with the conditions set out below, the proposed development would be compatible with the relevant Zoning 'Objective A', which seeks "to provide residential development and improve residential amenity while protecting the existing residential amenities", would not seriously injure the residential amenity of property in the vicinity and would be acceptable in terms of pedestrian and traffic safety. The proposed development would, therefore, be in accordance with the objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and 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, 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 glazing to the en-suite window on the northwest elevation at first floor level shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenity.

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

Reason: In the interest of visual amenity.

4. Drainage arrangements, including the attenuation and disposal of surface water which shall also provide for appropriate Sustainable Urban Drainage Systems (SuDS), shall comply with the requirements of the planning authority for such works. Prior to the commencement of development, the developer shall submit final details for drainage arrangements for the written agreement of the planning authority.

Reason: To ensure adequate servicing of the development, and to prevent pollution.

5. The access arrangements, including any works to the adjoining public carriageway and footpath, 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.

6. The development shall be carried out in accordance with the submitted Construction Waste and Demolition Management Plan February 2025, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of orderly development and the proper planning and sustainable development of the area.

7. All necessary measures shall be taken by the developer/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.

8. 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 Coimisiún 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.

Patricia Calleary

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Planning Commissioner of An Coimisiún

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

Dated this 08 day of September 2025.