



An
Coimisiún
Pleanála

Commission Order
ABP-322710-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0230/WEB

Appeal by Dr. Kieran O'Driscoll and others care of Kiaran O'Malley and Company Limited of 2 Priory Office Park, Stillorgan Road, Blackrock, County Dublin and by Rory O'Shaughnessy care of Shane Santry of 42 Haddington Road, Dublin against the decision made on the 14th day of May, 2025 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Rory O'Shaughnessy in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retain and complete the previously granted dwelling register reference numbers D16A/0732, D22A/0095 and D24A/0115 as follows: (a) the retention of the existing eastern and western façade light wells. The provision of the light wells will reduce the overall total floor area by 7.5 square metres providing a new total floor area for the house of 192 square metres, (b) the proposed reduction of the ground level and removal of the existing retaining wall on the western side of the building, to open the light well out into a courtyard, (c) the provision of a new window from Bedroom 1 into the new proposed courtyard, together with internal layout adjustments relocating bedroom 2 and reducing it from a double to single bedroom, all at

Convista (formerly referred to as Rosscahill), Abbey Hill, Military Road, Killiney, County Dublin. The site is within an Architectural Conservation Area.

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 land use zoning objective 'A' for the site, and Development Plan policy, including Specific Local Objective 130, HER 13 (Architectural Conservation Areas) and Sections 12.3.1 (Quality Design) and 12.3.4.2 (Habitable Rooms) and national guidelines 'Sustainable Residential Development and Compact Settlement Guidelines (2024)' and 'Quality Housing for Sustainable Communities: Best Practice Guidelines for Delivering Homes and Sustainable Communities (2007)' and the design, layout and minor scale of the proposed development and works to be retained, it is considered that, subject to compliance with conditions set out below, the proposed development would not seriously injure the internal residential amenities or adjoining residential amenity of property in the vicinity or negatively impact the character of the Architectural Conservation Area or adjoining Protected Structures. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

P.C.

Conditions

1. The development shall be carried out in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by 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 retained, carried out and completed in accordance with the agreed particulars.

Reason: To clarify the plans and particulars for which permission is granted.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of An Coimisiún Pleanála Reference PL06D.248079 planning authority register reference D16A/0732, An Coimisiún Pleanála Reference PL06D.313426, planning authority register reference D22A/0095, and An Coimisiún Pleanála Reference PL06D.319755, planning authority register reference D24A/0115 unless the conditions set out hereunder specify otherwise.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. All proposed external finishes shall harmonise in material, colour and texture with the existing dwelling on site.

Reason: In the interest of visual amenity.

Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this *26th* day of *September* 2025

