

An
Coimisiún
Pleanála

Commission Order
ABP-322733-25

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0258

Appeal by Marcus and Karen Wren care of Downey Chartered Town Planners of 29 Merrion Square, Dublin and by James and Susan Carter care of Sherrard Design of Iona, 7 Newtownsmith, Sandycove, County Dublin against the decision made on the 21st day of May, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Tina Treanor care of Hughes Planning of 85 Merrion Square, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Ground floor internal alterations and elevational alterations. First floor internal alterations and extensions to the front, side and rear. Construction of a flat roof second floor on top of the existing roof. New second floor to include terrace facing north. New internal and external alterations, including new pedestrian entrance location, alterations to the fenestration external insulation and alterations to the elevational finish. General site works, including landscaping drainage and associated site works, all at Gorse Lodge, Knocknacree Road, 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, the existing residential use on site, the residential land use zoning, as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would not negatively impact on the residential amenity of the adjacent properties, would not visually impact on the character of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the materials, colours and textures of all the external finishes to the proposed development 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 standard of development.

3. The existing dwelling and the proposed extension shall be jointly occupied as a single residential unit and the extension shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: To restrict the use of the extension in the interest of residential amenity.

4. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to 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.

5. The developer shall prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining property as a result of the site construction works and shall repair any damage to the public road arising from carrying out the works. Storage of construction materials shall not be permitted on the public road/footway, unless otherwise agreed in writing with the planning authority.

Reason: To protect the amenities of the area and in the interest of road safety.

6. Prior to commencement of development, the developer shall submit to, and agree in writing with, the planning authority a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the proposed development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

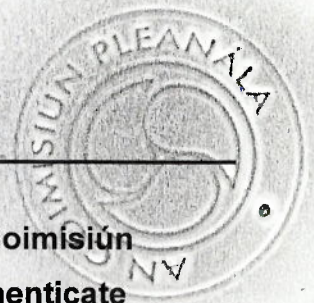
7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the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



Declan Moore

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 6th day of October 2025.