

An
Coimisiún
Pleanála

Commission Order
ACP-323364-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0407/WEB

Appeal by Francis Eamon O'Neill and Jane O'Neill care of Sheridan Woods, Architecture Urban Design Planning of 14 Baggot Street Lower, Dublin against the decision made on the 16th day of July, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Emma Delaney and Jack O'Reilly care of Ronan Atkins, DMVF Architects of 276-278 Rathmines Road Lower, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission is sought for: Alterations, renovations, and extension of the existing semi-detached two-storey house (A Protected Structure). Proposed works include demolition of the existing non-original single storey extensions to the rear and side of the original structure. Construction of a new 18 square metre two-storey extension and a new 49 square metre single-storey extension featuring a canopy overhang and external chimney, all to the rear of the existing structure. Addition of three new window openings to the side of the original dwelling. Modifications to the original structure to allow for the new layout and extensions including, widening of two original window openings at the rear at upper ground floor level to provide access to the new rear single storey extension, forming of two

new doorway openings, one at upper ground floor level and one at upper first floor level to provide access to the new rear two storey extension, removal of original internal walls and two existing internal doors at upper ground floor level to accommodate new hall layout and visit-able WC. Removal of section of wall to hallway at lower ground floor level. Blocking up of original internal door at upper first floor level forming of new internal doorway with the re-use of the original architrave and internal door in the new opening. Modifications of the existing front porch to remove the non-original glazing and porch door with repair and restoration of existing front door. New replacement external timber door to lower ground floor front entrance. Refurbishment of an existing retained original sash window along with replacement of non-original aluminium windows in original openings with new replacement timber framed windows throughout the existing building. Repair and restoration of the existing main slate roof and cast-iron rainwater goods. Provision of breathable thermal insulation to the interior of existing external walls at Lower Ground Floor Level, provision for Solar Panels to the valley roof slope, external works to include repair and restoration of cast iron railings and granite to front entrance steps, all along with associated general restoration and decoration works, site works, services and landscaping at Rossmore, 16 Corrig Avenue, Dun Laoghaire, 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 land use zoning objective 'A' for the site, and the Dún Laoghaire-Rathdown Development Plan 2022-2028 policy, including Policy Objective HER 8 (Works to Protected Structures), Section 12.3.7 (Additional

Accommodation in Existing Built-Up Areas) and Section 12.11.2.1 (Works to a Protected Structure), and to the design, aspect, location and scale of the proposed development, the Commission considered that subject to compliance with conditions below, the proposed development would accord with the policies and objectives of the Development Plan, and would not seriously injure the adjoining residential amenity or the character of the Protected Structure, or adjoining protected structures. 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, 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 developer 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 on the Protected Structure the developer shall submit for the written agreement of the planning authority confirmation that:
 - (a) The development will be monitored by a suitably qualified architect with conservation expertise and accreditation.
 - (b) Competent site supervision, project management and crafts personnel will be engaged, suitably qualified, and experienced in conservation works.

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

3. 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 high standard of development.

4. Prior to the commencement of development, the developer shall submit details for the attenuation and disposal of surface water from the site for the written agreement of the planning authority.

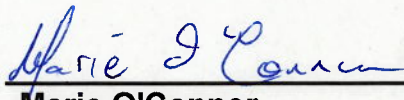
Reason: To prevent flooding and in the interests of sustainable drainage.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday 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 residential amenities of property in the vicinity.

6. 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.



Marie O'Connor

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



Dated this 20 day of November 2025.