

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25B/0395W

Appeal by Brian and Julie Kirwan against the decision made on the 31st day of July, 2025 by South Dublin County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of works to construct a single storey extension with a pitched roof to the side of the existing three storey semi-detached house, and to relocate the existing pedestrian entrance gate at 61 College Square, Wainsfort Manor Drive, Terenure, 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 modest size and scale of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not injure the visual or residential amenities of the area, would not be prejudicial to public health and would generally be acceptable in terms of traffic safety and convenience. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Note: In accordance with the Inspector's recommendation, the Commission decided to omit condition number 4 on the basis that the proposed extension is to be located wholly within the curtilage of the existing dwelling and that condition number 1 is considered adequate to ensure that the proposed development is constructed in compliance with the approved drawings. 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The proposed pedestrian side gate along the southern boundary wall of the development shall be omitted.


Reason: In the interest of orderly development and to ensure the integrity of the public open space is maintained.

3. The external finishes of the proposed extension shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

4. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interests of public health and surface water management.

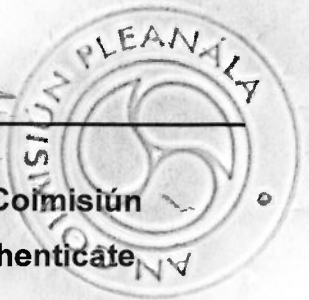


Paul Caprani

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this 21st day of May 2026.