

An
Coimisiún
Pleanála

Commission Order
PL-500080-DR

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0625/WEB

Appeal by Rory O'Shaughnessy against the decision made on the 30th day of September 2025, by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Kieran O'Driscoll and Emma Shinton in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention permission for a 9.4-square-metre shed (for use ancillary to the enjoyment of the dwelling) and a treehouse type structure both situated in the front garden close to Military Road, all at Lothlorien, Military Road, Killiney, County Dublin. The site is within the Killiney Architectural Conservation Area and is a protected structure.

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 residential zoning of the site (zoning Objective A of the Dún Laoghaire-Rathdown County Development Plan 2022-2028), the nature and scale of the structures proposed to be retained and their use ancillary to the existing house, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not detract from the amenities of the area, or have unacceptable impacts on the Architectural Conservation Area or the protected structure. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition. Where such condition requires details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority and the development shall be retained in accordance with the agreed particulars.

Reason: In the interest of clarity.

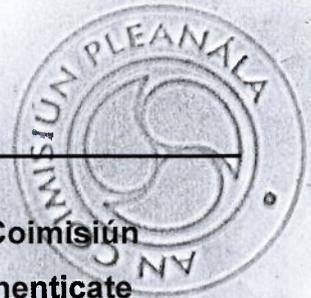
2. The treehouse structure shall be kept for a period of no longer than ten years from the date of this Order. The treehouse structure shall be removed on the expiration of this period and the site reinstated unless, prior to the end of the period, permission for it shall have been granted for a further period.

Reason: In the interest of future visual and residential amenity due to the risk of deterioration of this temporary structure, and the proper planning and sustainable development of the area.

Patricia Calleary

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



Dated this *04* day of *February* 2026