

---

**Planning and Development Act 2000, as amended**

**Planning Authority: Dun Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D25A/0413/WEB**

**Appeal** by David and Kelly Thomas and by others against the decision made on the 14<sup>th</sup> day of November, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Daragh and Trudi Bass in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Demolition of the existing bungalow dwelling and associated detached single storey flat roof shed. The construction of four number three-storey, three-bedroom flat-roofed dwellings. Screened terraces at first and second floor levels of each dwelling. Accessed via an existing vehicular/pedestrian entrance from Coliemore Road and an existing pedestrian entrance laneway from Tubbermore Road. Provided with four number in-curtilage car parking spaces (one number space per dwelling) and private amenity space and inclusive of all associated works, landscaping planting and boundary treatments, infrastructure, lighting, foul/surface drainage, site works necessary to facilitate the development, all at Miroka Bungalow, 106 Coliemore 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 location of the site on serviced urban land, the residential zoning objective under the Dun Laoghaire-Rathdown County Development Plan 2022-2028 which applies to the site, the scale, mass and form of the proposed development, the pattern of development in the area, and the location of the site within the Dalkey Architectural Conservation Area, it is considered that, subject to compliance with the conditions set out below, the proposed development would constitute an acceptable form of contemporary infill development on an urban site with residential zoning, would not adversely impact on the visual or residential amenities of the area, would provide for a good standard of residential amenity for future occupants, would comply with Policy Objective HER 13 (Architectural Conservation Areas) of the development plan in terms of protecting the character and special interest of the Architectural Conservation Area for Dalkey and Development Standard 12.11.4 relating to New Development within an Architectural Conservation Area, and would also comply with Policy Objective PHP19 (Existing Housing Stock - Adaptation) relating to Infill Development in terms of respecting the height and massing of existing residential units and retaining the physical character of the area. The proposed development would also be in accordance with Development Standard 12.3.7.7 (Infill) of the development plan which seeks to densify existing built-up areas in the county through small scale infill developments having due regard to the amenities of existing established residential neighbourhoods. The proposed development would not result in significant impacts on adjoining residential properties with respect

to overlooking, overshadowing and overbearing, and would be in accordance with Section 12.4.5.2 of the development plan and the Compact Settlements Guidelines for Planning Authorities (2024) in terms of carparking provision. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

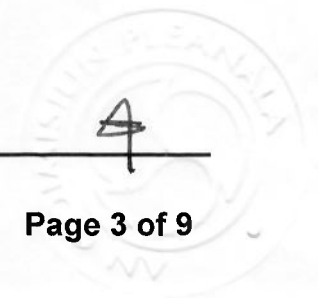
## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 20<sup>th</sup> day of October, 2025, 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. Any changes to parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SuDS) i.e. permeable surfacing, and in accordance with Section 12.4.8.3 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028. Appropriate measures shall be included to prevent run-off from driveways entering onto the public realm and adjoining sites, as required. Where unbound material is proposed for driveway, parking or hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath on road safety grounds.

**Reason:** In the interest of public health.



3. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company, or by the planning authority in the event of the development being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** To ensure the satisfactory completion and maintenance of the development.

4. The developer shall submit for the written agreement of the planning authority a formal management plan for the allocation and operation of carparking on the site.

**Reason:** To ensure the satisfactory operation of the development.

5. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

- (a) A plan to scale of not less than 1:500 showing existing trees and hedgerows specifying which are proposed for retention as features of the site landscaping, the measures to be put in place for the protection of these landscape features during the construction period, the species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder, details of screen planting, and hard landscaping works, specifying surfacing materials, furniture and finished levels.

- (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.
- (c) A timescale for implementation.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of residential and visual amenity.

- 6. 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 interest of public health and surface water management.

- 7. A condition survey of the 225-millimetre combined sewer shall be undertaken to ensure that it is fit for purpose. The results of the survey shall be submitted to the planning authority prior to commencement of development.

**Reason:** In the interest of public health.

8. A Construction and Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The CEMP shall include, but not be limited to, construction phase controls for dust, noise and vibration, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

**Reason:** In the interest of environmental protection and neighbouring residential amenities.

9. Prior to commencement of development, the developer shall enter into a connection agreement(s) with Uisce Éireann to provide for service connection(s) to the public water supply and wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water and wastewater facilities.

10. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall 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.

11. 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.

12. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting in this regard shall be provided to facilitate broadband infrastructure.

**Reason:** In the interest of visual and residential amenity.

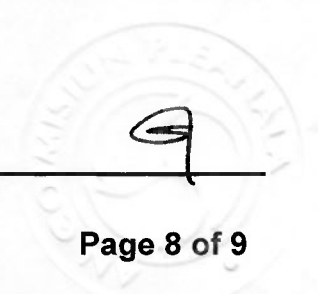
13. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

**Reason:** To ensure the satisfactory completion of the development.



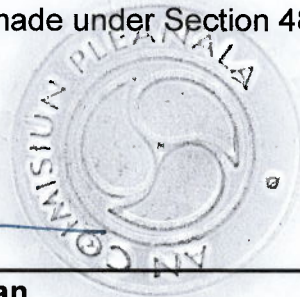
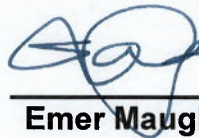
14. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the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



15. The developer shall pay to the planning authority a financial contribution in lieu of 15% of the public open space requirement in respect of public open space benefitting the 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 adopted 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 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.



---

**Emer Maughan**

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

Dated this 31<sup>st</sup> day of March 2026.