



An  
Coimisiún  
Pleanála

**Commission Order**  
**PL-500543-DR-25**

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

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

**Planning Register Reference Number: D25A/0761/WEB**

**Appeal** by Aideen Doyle against the decision made on the 27<sup>th</sup> day of November 2025, by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Eugene and Mary Peppard in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Remodelling of existing dormer/part two storey house to create a full two-storey over partial basement detached house including: (1) removal of existing first floor non-habitable accommodation within dormer/mansard roof and first floor rear extension, (2) removal of single storey extensions to side and rear on ground floor level, (3) new entrance hall and storage at basement/road level, (4) alterations to existing ground floor bay windows to front and new terrace at the front of the remodelled house, (5) the construction of new first floor including new access stairs structure at side and rear, and (6) the construction of new vehicular entrance and associated site works at 41 Coliemore Road, Dalkey, 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 existing residential use on site, to the relevant provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, to the nature, design and scale of the proposed development, and the proposed servicing arrangements, it is considered that, subject to compliance with conditions below, the proposed development, comprising re-modelling and extension of the established dwelling at this location, would be consistent with the climate change policy objectives of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028, would not seriously injure the visual or residential amenities of property in the vicinity, would be acceptable in terms of pedestrian and traffic safety and would constitute an appropriate form of development at this serviced, urban location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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## 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 three square windows identified on the first floor on the 'Side Elevation North (Proposed)' plan received by the planning authority on the 7<sup>th</sup> day of October 2025, shall comprise obscure glazing.

**Reason:** In the interest of residential amenity and to avoid the potential for overlooking.

3. Surface water arrangements for the proposed development, inclusive of the proposed soakaways and permeable paving shall comply with the requirements of the planning authority for such services and works.

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

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4. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

This plan shall provide details of intended construction practice for the development, including, noise management measures and off-site disposal of construction/demolition waste. Specifically, a section of the plan shall provide sufficient detail, to the satisfaction of the Environmental Enforcement section of the planning authority, demonstrating how the demolition, excavation and construction work will be undertaken to minimise disturbance from both Noise and Vibration. The applicants' attention is directed to environmental planning guidance available on the planning authority website:

<https://www.dlrco.co.ie/environment/environmental-planning-guidance>

Any proposals should be developed in accordance with this guidance.

The applicant and contractor shall ensure that, in terms of construction waste, records shall be maintained and made available for inspection on site demonstrating tracking of all waste generated to final destination.

**Reason:** In the interests of public safety and residential amenity.

5. The existing mature trees/hedgerow on/adjacent to the northern boundary shall be retained.

**Reason:** To preserve the residential amenities of the area and in the interests of orderly development.



6. Prior to the commencement of development, the developer shall enter into water and/or wastewater connection agreements with Uisce Éireann.

**Reason:** In the interest of orderly development.

7. Site development and building works shall be carried out only between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

**Reason:** To cater for orderly development.

8. 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.

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**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.



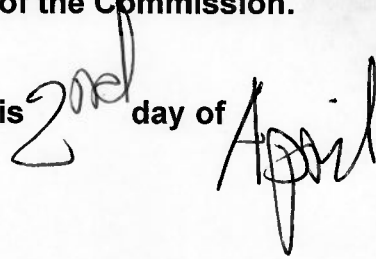
**Chris McGarry**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**

Dated this



**2026**