

An
Coimisiún
Pleanála

Commission Order
PL-500567-SD

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25B/0608W

Appeal by William and Anne Donegan against the decision made on the 2nd day of December, 2025 by South Dublin County Council to grant subject to conditions a permission to Jason O'Donnell in accordance with plans and particulars lodged with the said Council.

Proposed Development: Attic conversion with hip to gable roof and dormer to rear roof to accommodate stairs to allow access to attic conversion with roof windows to front all with associated ancillary works, all at 11 Priory Way, 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 nature and scale of the proposed development, the residential zoning objective relating to the site, the established pattern of development in the area, the policy framework provided by the South Dublin County Development Plan 2022-2028, including the requirements of the South Dublin County Council House Design Guide 2025, it is considered that, subject to compliance with the conditions set out below, the proposed development would represent an appropriate extension to the existing dwelling in terms of size and scale, would not have an adverse impact on the amenity of neighbouring residential properties, and 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 planning authority, 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. The external finishes of the proposed extension (including roof tiles/slates) shall be the same as those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. The proposed attic space shall not be used for habitable accommodation as per the plans and particulars lodged with the planning application.

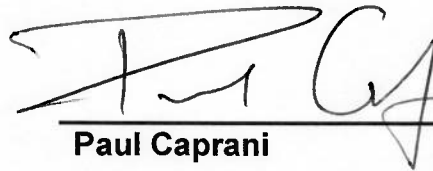
Reason: To prevent unauthorised development and in the interest of orderly development and residential amenity.

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 interest of public health.

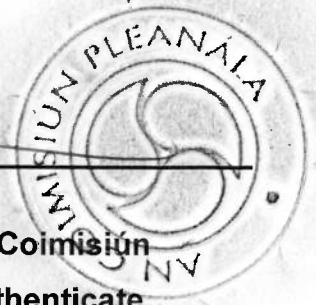
5. Site development and building works shall be carried out only between the hours of 0800 to 1800 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.

Reason: In the interest of residential amenity.



Paul Caprani

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



Dated this 5th day of May 2026.