

An
Coimisiún
Pleanála

**Commission Order
PL-500642-DR**

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D25B/0626/WEB

Appeal by Michael and Bernadette Gill against the decision made on the 23rd day of December, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Ian and Chloe Mullen in accordance with plans and particulars lodged with the said Council.

Proposed Development: Redevelopment of existing two-storey three-bedroom semi-detached house. Works to include the demolition of existing single storey extension to the side and rear (33 square metres) and demolition of outbuildings. The ground floor area will be extended (58 square metres) to include new kitchen/living/dining room, utility and study as well as internal revisions to the layout; the first floor area will be extended (41.6 square metres) to create a fourth bedroom, en-suite and bathroom as well as internal revisions to the layout, including alterations to the front, side and rear elevations and all associated site works; all at 14 Saint Thomas Road, Mount Merrion, Blackrock, 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 residential land use zoning of the site, as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and in particular Policy Objective PHP19 to conserve and improve existing housing stock through supporting improvements and adaption of homes, and the development management criteria in the development plan for first-floor rear extensions and ground floor rear extensions (Section 12.3.7.1(ii)), it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area, would not seriously injure the visual or residential amenities of property in the vicinity by reason of overlooking, overbearing or overshadowing, 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 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The glazing to the proposed first-floor windows on the north-eastern elevation shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass shall not be permitted.

Reason: In the interest of residential amenity.

3. Details of the materials, colours and textures of all the external finishes, including the external insulation, 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 and to ensure an appropriate standard of development.

4. Prior to commencement of development, the developer, or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the EPA's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021), including a demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP shall be submitted to the planning authority for written agreement prior to commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

Reason: In the interest of sustainable waste management.

5. Surface water arrangements shall comply with the requirements of the planning authority for such works and services.

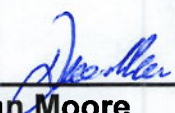
Reason: In the interest of public health.

6. 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 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 agreement has been received from the planning authority.

Reason: To safeguard the residential amenities of property in the vicinity.

7. 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.




Declan Moore

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

Dated this 14th day of July 2026.