

An
Coimisiún
Pleanála

**Commission Order
PL-500794-DR-26**

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25B/0652/WEB

Appeal by Brenda Stevens against the decision made on the 20th day of January, 2026 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Gavin McCarthy and Sarah Mitchell in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) Demolition of single storey covered porch to front; (2) demolition of single storey flat roof to front and side; (3) demolition of single storey mono-pitched roof to rear; (4) demolition of existing chimney to front; (5) proposed construction of two storey with pitched roof to front with new rooflight to side; (6) proposed construction of a new single storey extension with flat roof to rear; (7) proposed construction of two storey extension with flat roof to rear; (8) proposed upgrade of paving/tile to side walkway and open terrace to rear; (9) proposed removal of existing windows and doors with new windows and doors; and (10) including all associated site

works to accommodate the proposed works at 39 Silchester Road,
Glenageary, 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 relevant provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including the residential Zoning Objective A and Section 12.3.7.1 (extensions to dwellings), to the pattern of development in the area including permitted extensions to dwellings in the vicinity, to the nature, scale and design of the proposed development and to the overall size of the application site, it is considered that, subject to compliance with the conditions set out below, the development would not adversely affect the visual amenity of the area nor seriously injure the residential amenity of neighbouring properties and would constitute an appropriate form of development at this location. The proposed development would, therefore, accord 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.

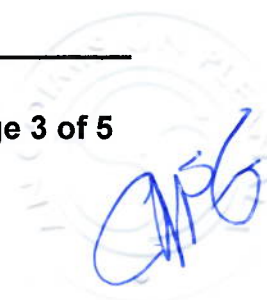
Reason: In the interest of clarity.

2. Prior to the commencement of development, the developer shall submit proposals for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage.

3. Details of the materials, colours and textures of all the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

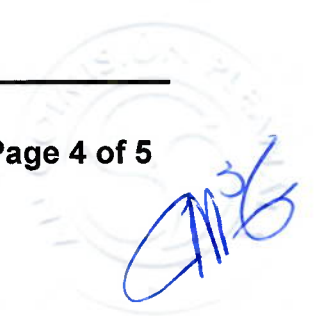
Reason: In the interest of visual amenity.



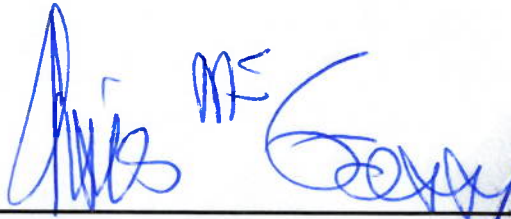
4. Site development and building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written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

Reason: In the interest of public safety and amenity.

5. 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 the 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.

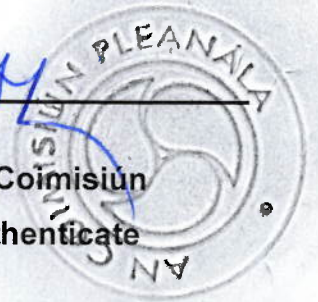


Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.



Chris McGarry

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



Dated this 9th day of June 2026