



Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD26A/0024W

Appeal by Valdet Talla against the decision made on the 25th day of March, 2026 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Retention of circa 40 square metres prefabricated garden room/granny flat in the rear garden of home at 11 Liffey Downs, Liffey Valley Park, Lucan, County Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations set out below.

Reasons and Considerations

Having regard to residential zoning objective “RES’, which seeks to protect and/or improve residential amenity, the established pattern of development in the area and the policy framework provided by the South Dublin County Development Plan 2022-2028, including the South Dublin County Council (SDCC) House Extension Design Guidelines (2025), it is considered, subject to compliance with the conditions set out below, that the development proposed to be retained would satisfy Section 3.6 (Garden Room and Sheds) and Built Form Principle (BFP) 6 of the SDCC House Extension Design Guidelines (2025), would not have an adverse impact on the main dwellinghouse on site or on adjoining residential property in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Within three months of the date of the final grant of planning permission the developer shall comply with the following:

- (a) The removal of the gable window (southeast elevation) and the substitution of a solid blank panel.
- (b) The removal of the sanitary facilities and the substitution of a store room, omitting the WC and shower facility from the garden room, along with evidence the WC and shower have been removed and made good.

Reason: In order to comply with Section 3.6 (Garden Rooms and Sheds) of the South Dublin County Council (SDCC) House Extension Design Guide (2025) and in interest of residential amenity.

3. The garden structure to be retained shall be used as an ancillary space to the main house and shall not be used as a semi-independent (family flat) or independent residential unit.

Reason: In order to comply with Section 3.6 of the South Dublin County Council (SDCC) House Extension Design Guide (2025) and Section 12.6.8 (Family Flat) of the South Dublin County Council Development Plan 2022-2028.

4. Prior to the commencement of development, the developer shall submit details 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.

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 within three months from the date of this Order 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.



Declan Moore

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



Dated this **25th** day of **JUNE** **2026**