



An
Coimisiún
Pleanála

Commission Order
PL-501385-SD-26

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD26B/0095W

Appeal by Gary Waters and Fran Raftery against the decision made on the 1st day of May, 2026 by South Dublin County Council to grant, subject to conditions, a permission to Barry Doherty and Gill Rapple in accordance with plans and particulars lodged with the said Council.

Proposed Development: Attic conversion, raising of gable wall to change roof profile with projecting dormer to rear roof, new playroom, also two new velux roof windows to front roof and all associated site works at 18 Rockwood, Finnstown Abbey, 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 under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the residential zoning objective for the area, and compliance with the development standards of the South Dublin County Development Plan 2022-2028, the South Dublin County Council Extension Design Guide 2025, and the pattern of development in the area, it is considered that the proposed development, subject to compliance with the conditions set out below, would not detract from the character of the area, would not seriously injure the residential or visual amenities of the area and would constitute an acceptable form of development at this location. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

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 proposed window on the side elevation shall be glazed and thereafter permanently maintained with obscure glass.

Reason: In the interest of residential amenity.

3. 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.

4. Site development and building works shall be carried out between the hours of 0700 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 safeguard the amenity of property in the vicinity.



Emer Maughan

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



Dated this 21st day of September 2026