



An
Coimisiún
Pleanála

Commission Order
PL-501540-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26B/0177/WEB

Appeal by Alan Hickey and by Others against the decision made on the 20th day of May 2026, by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Jennifer Ryan in accordance with plans and particulars lodged with the said Council.

Proposed Development: The works include the conversion of the attic into habitable accommodation with a flat roof dormer to the rear, pitched roof dormers to the sides and an attic level street facing balcony to the front of the property, including all associated site works at number 1, Silchester Downs, 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, and the zoning of the subject site as Objective 'A', which seeks to provide residential development and improve residential amenity while protecting the existing residential amenities, and having regard to the scale, design and siting of the proposed development, and to the significant distances between the subject property and neighbouring properties, it is considered that, subject to compliance with the conditions below, the development would not give rise to unacceptable overlooking, and would not seriously injure the residential or visual amenities of the area. 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 development shall be amended as follows:
- (a) The window to the rear/southeast dormer shall be reduced to a maximum height of 0.75 metres, with a cill height of not less than 1.65 metres above finished floor level.
 - (b) The windows serving the ensuite in the southwest-facing roof extension shall be fitted with manufactured opaque or frosted glazing and shall be permanently maintained as such. The application of film to clear glazing shall not be acceptable.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of residential amenity and privacy.

3. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 and 1400 hours 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.

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

Reason: In the interest of public health.

5. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures, measures to prevent the deposit of dirt and debris on the public road, construction traffic management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and residential amenity.


MaryRose McGovern

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

Dated this 18th day of September 2026

