An Coimisiún Pleanála

Commission Order
PL-501593-DR

Planning and Development Acts 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D26A/0274/WEB

Appeal by Daniel J. and Bridget Curtin against the decision made on the 28th day of May, 2026 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Christophe Passuello and Anne Dolan in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of amendments to the 'Lower House' approved under planning register reference number D19A/0692 (and later amended under planning register reference number D20A/0718, and planning register reference number D24A/0574/WEB). Retention is sought for the non-provision of obscure glazing on one number east elevation window at upper ground floor level and one number eastern elevation window at lower ground floor level, and the non-provision of external fins on the southern and eastern courtyard windows at lower and upper ground floor levels, all at Altamont, Knocknacree Road, Dalkey, County Dublin.

Decision

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

P.C.

Reasons and Considerations

Having regard to the location of the site on lands zoned 'A', where it is an objective to provide residential development and improve residential amenity while protecting existing residential amenity, to the policies and objectives set out in the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028, as varied, and having regard to the planning history of the site and the nature and design of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential or visual amenities of the established character or appearance of the area and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

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

   Reason: In the interest of clarity.

2. The obscure film on glazing and the position of internal timber privacy fins, both as indicated on Drawings Numbers 10 and 11 received by the planning authority on the 8th day of April 2026, shall be maintained as such in perpetuity.

   Reason: In the interest of clarity and for the protection of adjoining residential amenity.

P. C.

3. Apart from any departures authorised by this permission, the development shall comply with the terms and conditions of planning register reference numbers D19A/0692, D20A/0718, and D24A/0574, unless the conditions set out in this Order specify otherwise.

Reason: In the interests of clarity and the proper planning and sustainable development of the area.

4. The premises shall be used as a single residential unit and shall not be used, sold, let or otherwise transferred or conveyed, save as part of the dwelling.

Reason: In the interest of residential amenity and to prevent unauthorised development.

Patricia Calleary

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

Dated this 15th **day of** October **2026.**