

Ms Nicola Jackson
17, Rosmeen Park
Dun Laoghaire
A96X680

Date: 20-Aug-2026

Register Ref:	D26A/0481/WEB	Date Recd: 26-Jun-2026
Development:	Permission is sought for the following: 1. Demolition of Existing rear Single storey extension and Conservatory 2. Construction of New Single storey 31.8m ² rear extension. 3. Conversion of Existing attic space with New Dormer extension to rear & front of existing semi detached 2 storey dwelling totalling 67.8m ² together with velux windows to the front. All together with associated site works and services connections necessary to complete this development.	
Location:	18 Rosmeen Park, Dun Laoghaire, Co. Dublin, A96YV56	
Applicant:	Olive O'Brien	
App. Type:	Permission	

Dear Sir/Madam

I wish to inform you that by Order dated **20-Aug-2026** it was decided to **GRANT PERMISSION** for the above proposal.

For the avoidance of doubt the reasons and recommendations set out in the planners report were generally adopted as set out in the Executive Order, this can be viewed at the Council Offices or the Council website.

First Schedule
Reasons and Considerations

Having regard to the Objective A zoning of the site, and policies and objectives as set out in the 2022-2028 Dún Laoghaire-Rathdown County Development Plan, it is considered that the development would not detract from the amenities of the area and is consistent with the provisions of the current Development Plan, and is therefore considered to be in accordance with the proper planning and sustainable development of the area subject to conditions.

Appropriate Assessment Screening
The proposed development has been screened for AA (report on file) and it has been determined that the proposed development would not significantly impact upon a Natura 2000 Site.

Environmental Impact Assessment Screening
Having regard to the nature and scale of the proposed development, which comprises an extension in a fully serviced urban location, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and as such a screening determination is not required.

Second Schedule Conditions

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto or as otherwise agreed in writing by the Planning Authority.

REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. All external finishes, including roof tiles/slates, shall harmonise in material, colour and texture with the existing dwelling on site.

REASON: In the interest of visual amenity.

3. The entire dwelling shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.

REASON: To prevent unauthorised development.

4. The dormer to the rear of the dwelling shall be set in from the northern boundary with no. 17 Rosmeen Park by 20cm and shall have a width of 5m.

REASON: To accord with the relevant provisions of the current DLRCC County Development Plan 2022-2028.

5. Transport

a) A minimum of one third of the front garden area shall be maintained in grass or landscaped in the interest of urban greening and SUDS in accordance with Section 12.4.8.3 Driveways/Hardstanding Areas of the current DLRCC County Development Plan 2022-2028.

b) The width of the widened gate shall not exceed 3.5metres.

c). All necessary measures shall be taken by the Applicant and Contractor to:

- i) prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining properties as a result of the site construction works,
- ii) repair any damage to the public road arising from carrying out the works,
- iii) avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.

REASON: To accord with the relevant provisions of the current DLRCC County Development Plan 2022-2028.

6. Drainage

The disposal of surface water shall be in accordance with the requirements of the Planning Authority as follows:

(a) The surface water runoff generated by the development shall not be discharged to the public sewer but shall be infiltrated locally to a soakaway, as detailed in the application, in accordance with Section 10.2.2.6 Policy Objective EI6: Sustainable Drainage Systems (SuDS) of the County Development Plan 2022-2028. The soakaway shall be designed to BRE Digest 365 and shall not have an overflow. The offset distance for infiltration from adjacent buildings or structures will be at

the professional judgement of a suitably qualified engineer and shall ensure the proposed system has no impact on neighbouring properties. If a soakaway is not a feasible solution then, prior to the commencement of development, the applicant shall submit for the written agreement of the Planning Authority a report signed by a Chartered Engineer showing an infiltration test (with results, photos, etc) and shall propose an alternative SuDS measure.

(b) Any changes to parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SuDS) i.e. permeable surfacing, and in accordance with Section 12.4.8.3 Driveways/Hardstanding Areas of the County Development Plan 2022-2028. Appropriate measures shall be included to prevent runoff from driveways entering onto the public realm as required. Where unbound material is proposed for driveway, parking or hardstanding areas, it shall be contained in such a way to ensure that it does not transfer on to the public road or footpath on road safety grounds.

REASON: In the interest of public health.

NOTE: The attention of the applicant is drawn to Section 34(13) of the Planning and Development Act 2000, which relates as follows- 'A person shall not be entitled solely by reason of a permission under this section to carry out any development'.

NOTE: This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out and does not imply that the structure complies with the Building Regulations.

NOTE: Any alterations to the drainage systems within the site are a matter for compliance with the Building Regulation.

NOTE: The proposed development shall accord with the requirements of Uisce Éireann.

NOTE: The applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required. If this written agreement is not obtained the proposed development shall be modified only insofar as is required to do this.

NOTE: Any attic floorspace which does not comply with Building Regulations in relation to habitable standards shall not be used for human habitation.

In deciding this planning application, the Planning Authority, in accordance with Section 34 (3) of the Planning & Development Act, as amended, has had regard to any submissions / observations received in accordance with the Planning & Development Regulations, 2001 – 2012 pertaining to this application.

If a decision has been made to Grant or Refuse the application, you may appeal to An Coimisiún Pleanála against the Council's decision within 4 weeks beginning on the date of the decision. An appeal made to An Coimisiún Pleanála by a third party will be invalid unless it is fully complete and accompanied by the correct fee and the Receipt of Acknowledgement issued by the Planning Authority in respect of your Submission/observation on the planning application.

All correspondence in relation to appeals should be addressed to:

The Secretary, An Coimisiún Pleanála, 64 Marlborough Street, Dublin 1.

Please note that, in accordance with Section 251 of the Planning and Development Act, 2000, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Yours faithfully

[Bernie Gilsenan](#)

for Senior Executive Officer