



An  
Bord  
Pleanála

**Board Direction**  
**BD-019307-25**  
**ABP-321499-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 25/03/2025.

The Board decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

#### **Reasons and Considerations**

Having regard to the grounds of appeal, the residential zoning objective, the pattern development in the area, characterised by mature suburban houses which have been refurbished and extended, the policy framework for domestic extension provided by the Dun Laoghaire-Rathdown Development Plan 2022-2208, it is considered, subject to condition, that the proposed development would be consistent with Section 12.3.7.1 (Extensions to Dwellings) of the Dun Laoghaire-Rathdown Development Plan 2022-2028, would provide a reasonable upgrade of the existing accommodation on site, would not have an adverse impact on the residential amenities of adjoining properties, including no. 78 Whitebeam Road and, as such, would be consistent 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 rear access pedestrian type gateway shall be omitted. No access gate is to be installed from the rear of the existing site onto the Dodder Greenway.

**Reason:** In the interests of clarity, the proper planning and sustainable development of the area, public safety and to help ensure the security of Council property the Dodder Greenway Park and to protect species habitats from habitat degradation that aligns with Dun Laoghaire-Rathdown's Biodiversity Action Plan 2021-2025.

3. 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.

4. Details of the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of visual amenity

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

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

**Board Member**

  
Mick Long

**Date:** 27/03/2025