



An
Coimisiún
Pleanála

Direction
CD-020881-25
ACP-322792-25

The submissions on this file and the Inspector's report were considered at a meeting held on 26/09/2025.

The Commission decided to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:

Date: 06/10/2025

Liam McGree

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would result in a net increase in the amount of car parking spaces for the residents of Carysfort Park, would not seriously injure the residential amenities or depreciate the value of residential properties in the vicinity, would be acceptable in terms of traffic safety and convenience and would be supportive of the planning authority's policy to encourage the use of Electric Vehicles as set out at section 12.4.11 of the Dún Laoghaire-Rathdown County Development Plan 2022 – 2028. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission noted the Inspector's assessment that the front garden space of the subject premises would meet Development Plan requirements providing adequate depth to ensure that parked cars would not overhang the public footpath and that the proposed development would not give rise to public safety concerns. The Commission also noted the Inspector's assessment regarding the layout of the appeal premises, which provides for a larger front garden space than other terraced dwellings at Carysfort Park, such that the proposed development would not set an undesirable precedent for similar developments in the vicinity. However, having regard to the quantum and location of ex-curtilage car parking spaces within the estate, the Commission concluded that the loss of one car parking space immediately to the front of the subject premises would facilitate the creation of two in-curtilage car parking spaces resulting in a net increase in the amount of car parking spaces available to the residents of Carysfort Park and, having regard to the pattern of development in the area, would not set a precedent given the specific layout and dimensions of the subject site.

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 extended front site boundary wall shall be capped and rendered to match the existing boundary wall to the front of the subject property.

Reason: In the interest of visual amenity.

3. Details of all dropped kerbs, road markings and reinstatement of public roads, footpaths and utilities shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of pedestrian and traffic safety and to ensure satisfactory standards of development in the interest of the proper planning and sustainable development of the area.

4. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or such other security as may be acceptable to the planning authority, to secure the reinstatement of public roads, footpaths and utilities which may be damaged during the course of the proposed works, coupled with an agreement empowering the planning authority to apply such security or part thereof to the satisfactory reinstatement of the public road and footpath. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Bord Pleanála for determination.

Reason: In the interest of traffic safety and the proper planning and sustainable development of the area.