

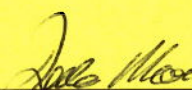
An
Coimisiún
Pleanála

Direction
CD-020899-25
ACP-322935-25

The submissions on this file and the Inspector's report were considered at a meeting held on 07/10/2025.

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

Planning Commissioner:


Declan Moore

Date: 08/10/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the application site on lands zoned for residential development, the policies and objectives contained in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and the pattern of development in the area, it is considered subject to compliance with the conditions set out below that the proposed development would be in keeping with the residential character of the area and would not be injurious to the amenities of other residential properties or cause any hazard for road traffic in the immediate vicinity, thereby according with the provisions of the development plan. 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, as amended by the further plans and particulars received by the planning authority on the 23rd day of May, 2025, 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. 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 the relevant policy of the local authority. 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.