

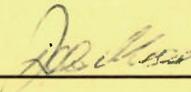
An
Coimisiún
Pleanála

Commission Direction
CD-000113
PL-500356-DR-25

The submissions on this file and the Inspector's report were considered at a meeting held on 16 February 2026.

The Commission decided by majority (2:1) to grant permission, for the following reasons and considerations, and subject to the following conditions.

Planning Commissioner:



Declan Moore

Date:

18th day of February 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the site's residential A zoning in the Dun-Laoghaire-Rathdown County Development Plan 2022-2028, which provides for residential development and improving residential amenity while protecting the existing residential amenities, the proposed layout that would leave one third of the front garden area unpaved, the current hardstanding which can safely accommodate a

second vehicle, the proposed capacity to charge two electric vehicles without moving vehicles on and off the street thereby creating a potential traffic and pedestrian safety issue, the pattern of development in the immediate locality, and the conditions proposed to be attached, the Commission was satisfied that the proposed development would not be inconsistent with proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission was satisfied that a Material Contravention did not arise with either the Dun-Laoghaire-Rathdown County Development Plan 2022-2028 or SPPR 3, which seeks to limit the number of car parking spaces to a maximum 1.5 per dwelling, because the proposed development seeks to amend an existing entrance to an existing dwelling.

Conditions

1 The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the ninth day of September 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 The proposed development shall be amended as follows:

(a) reduce the width of the entranceway and footpath dishing to 5.5 metres.

(b) demonstrate how the large kerbside deciduous tree will be protected during the proposed development.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interests of residential amenity and tree protection.

3 Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.