



An
Coimisiún
Pleanála

Commission Direction
CD-000268
PL-500397-DR-25

The submissions on this file and the Inspector's report were considered at a meeting held on 12 March 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order, for the reasons and considerations set out below, and subject to the below conditions.

Planning Commissioner:

MaryRose McGovern

Date:

13th day of March 2026

Reasons and Considerations

Having regard to the Dún Laoghaire -Rathdown County Development Plan 2022-2028, in particular Section 12.3.7.5 (Corner/Side Garden Sites), Section 12.3.7.7 (Infill), Section 12.3.9 (Demolition and Replacement Dwellings), Policy Objective CA6 (Retrofit and Reuse of Buildings), and the residential zoning of the subject site with an objective "to provide residential development and improve residential

amenity while protecting the existing residential amenities”, it is considered that the proposed demolition of the existing structurally defective bungalow and associated outbuildings, and replacement with 4 no. new dwellings, would be acceptable, would comply with Policy Objective CA6, in providing for increased residential density at this location within approximately one kilometre of the N 11 corridor, and would comply with Policy Objective PHP19 (Existing Housing Stock – Adaptation) which seeks to densify existing built-up areas in the County through small scale infill development, having due regard to the amenities of existing established residential neighbourhoods. It is also considered, having regard to the scale, mass, form and layout of the subject proposal, the separation distances between the proposed residential units and the existing adjacent properties, and the absence of directly opposing windows at first floor level or attic level, that subject to compliance with the conditions set out below, the proposal would constitute an acceptable form of development and would not give rise to a traffic hazard, or to adverse impacts on the visual or residential amenities of the area. 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 on 6th day of August 2025, as amended by Further Information received on 24th day of October 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 glazing of the side windows to the proposed 4 houses, at first floor level and attic level within the west and east elevations, shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenities

3. Prior to commencement of development, details of the boundary treatments to the north and west shall be submitted to, and agreed in writing with, the planning authority, and shall be to a maximum height of 1800mm.

Reason: In the interest of residential amenities.

4. Prior to commencement of development, the developer shall submit details, for the written agreement of the planning authority, of the materials, colours and textures of all external finishes to the proposed dwellings, which shall harmonise with those of the surrounding existing dwellings.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

5. a) The footpath and verge in front of the proposed and widened vehicular entrances shall be dished and strengthened at the Applicant's own expense

including any moving / adjustment of any water cocks /chamber covers. With regard to the dishing and strengthening of the footpath and verge in front of the proposed and widened vehicular entrances, and reinstatement of the existing entrance dishing, the developer shall submit details of the required specifications for such works and any required permits, for the written agreement of the planning authority, prior to the commencement of development.

b) 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 county development plan 2022-2028.

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

6. During the carrying out and completion of the development, the controls and measures outlined in the Construction Environmental Management Plan (CEMP) and the Resource & Waste Management Plan (RWMP), received by the planning authority on the 24th day of October 2025, shall be implemented in their entirety.

Reason: In the interest of orderly development.

7. Prior to commencement of development, the developer shall enter into connection agreements with Uisce Éireann to provide for service connections to the public water supply and to the wastewater collection network.

Reason: In the interest of public health and to ensure adequate water and wastewater facilities.

8. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: In the interest of public health.

9. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development.

Reason: To ensure the satisfactory completion of the development

10. The developer shall pay to the planning authority a financial contribution per unit, as a contribution in lieu of the public open space requirement, in respect of the public open space benefitting the development in the area of the planning authority provided or intended to be provided by or on behalf of the authority in accordance with the terms of the adopted Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act, be applied to the permission.

11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement matter shall be referred to An Comisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.

Note 1

The Commission noted the third-party submission that no permission should be granted for an additional 3 vehicular accesses to Trees Road Upper, and 1 no. to

Reidsdale Road, because of the close proximity of the subject site to a junction, described as already overloaded. The Commission also noted the submission that a smaller scale development with adequate turning space within the curtilage of the overall site, would facilitate the use of the existing single entrance off Trees Road Upper. The Commission however, having considered the site layout and siting of the proposed vehicular entrances, was in agreement with the planning authority, that subject to conditions, the proposal was acceptable and would not give rise to a traffic hazard.

Note 2

The Commission noted from Section 12.4.5.2 of the Development Plan, that in certain instances, in Zones 1 and 2, the Planning Authority may allow a deviation from the maximum or standard number of car parking spaces, specified in Table 12.5 of the Development Plan. Having regard to Table 12.5 (Car Parking Zones and Standards), the provisions of the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities 2024, and the location of the proposed small infill residential development, in close proximity to local services and frequent public transport services, the Commission was satisfied with the adequacy of the proposal for one parking space per residential unit.

(This Direction to issue with the Order)