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**Planning and Development Acts 2000 to 2021**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D21B/0460**

**Appeal** by Thomas Clarke care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 19<sup>th</sup> day of October, 2021 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Michael O'Malley care of Kieran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** (i) The retention of external insulation at first floor level to the front of the house, and (ii) permission to remove decorative pebble dash at ground floor level to the front of the house and replace with polyurethane brick and blockwork panels to match the façade of the adjoining house and any ancillary works at 16 Beech Park Avenue, Foxrock, Dublin.

**Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## Reasons and Considerations

Having regard to the residential zoning objective for the area, the pattern of development in the vicinity and the scale, nature and design of the works to be retained and completed, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the residential or visual amenities of the area or of property in the vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

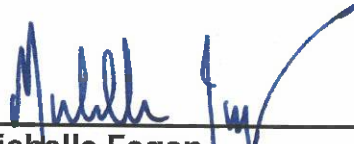
## Conditions

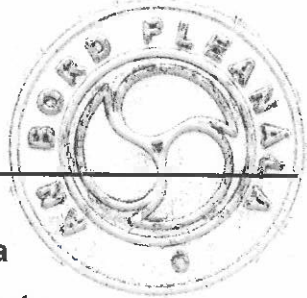
1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, except as may otherwise be required in order to comply with the following condition.

**Reason:** In the interest of clarity.

2. Within three months of the date of this Order, the developer shall submit to the planning authority for written agreement, details of the proposed brick and blockwork panels to be installed at ground floor level and the timescale within which the works shall be carried out.

**Reason:** in the interest of residential and visual amenities.

  
Michelle Fagan  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.



Dated this 9<sup>th</sup> day of March 2022.