

An
Bord
Pleanála

Board Order ABP-321472-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0783/WEB

Appeal by Elizabeth Connolly of 25 Saint Thomas Road, Mount Merrion, Dublin against the decision made on the 20th day of November, 2024 by Dún Laoghaire-Rathdown County Council to grant permission, subject to conditions, to Naas Road Property Development Company Limited care of John Spain Associates of 39 Fitzwilliam Place, Dublin for the proposed development.

Proposed Development: Amendments to the development permitted under Planning Register Reference D20A/0670/ An Bord Pleanála Register Reference - 309931-21. The proposed amendments to the permitted development consists of the replacement of three number two-bed apartments at the third floor level of Block C with two number three-bed apartments. This results in a decrease in apartments in Block C from 27 number to 26 number apartments. The proposal includes associated alterations to the elevations and the provision of private amenity space for the proposed apartments, and all associated development. The permitted development (under Planning Register Reference D20A/0670/ An Bord Pleanála Register Reference -309931-21) is for 68 number apartments, and the proposed amendments would result in the overall decrease to 67 number apartments at 24-28 Foster's Avenue, Mount Merrion, Blackrock, County 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.

Reasons and Considerations

Having regard to the planning history of the site, to the minor nature and scale of the proposed amendments to the parent permission, to the separation distances to adjoining residential properties being unchanged to what is already permitted, to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and to the 'A' zoning objective for the site, it is considered that the proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenities of property in the vicinity and would be in accordance with Policy Objective PHP20 (Protection of Existing Residential Amenity) of the development plan. It is considered, therefore, that the proposed development would be in accordance with the proper planning and sustainable development of the area.


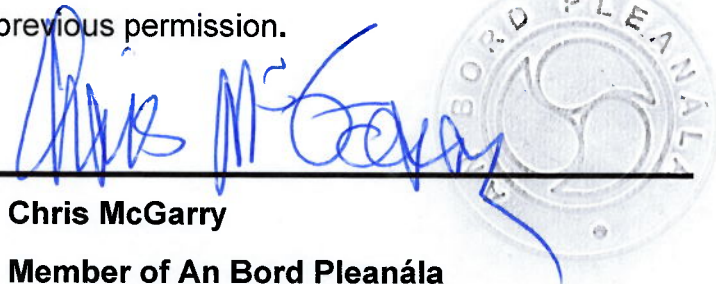
Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application, 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. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission An Bord Pleanála Register Reference -309931-21, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.



Chris McGarry

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this  **day of**  **2025**