

An
Bord
Pleanála

Board Order ABP-321499-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0786

- **Appeal** by Martin and Elizabeth Varley of 78 Whitebeam Road, Clonskeagh, Dublin against the decision made on the 22nd day of November, 2024 by Dún Laoghaire-Rathdown County Council to grant permission, subject to conditions, to Niall and Niamh Cooney care of Wilson Hill Architects of Unit 15, The Seapoint Building, 44 to 45 Clontarf Road, Dublin for the proposed development.

Proposed Development: The proposed development comprises of: (a) the construction of a rear extension and extension of the existing terrace at first floor level; (b) the construction of a two-storey stairwell extension to the front/side elevation; (c) the widening of the front vehicular entrance and the provision of new rear pedestrian access gate in the existing rear boundary wall opening onto the Dodder Trail; (d) minor elevational changes to the existing elevations; (e) internal reconfigurations; (f) all associated site development works, associated drainage, landscaping, and ancillary works at 76 Whitebeam Road, Clonskeagh, 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 grounds of appeal, the residential zoning objective, the pattern of development in the area, characterised by mature suburban houses which have been refurbished and extended, and the policy framework for domestic extensions provided by the Dún Laoghaire-Rathdown Development Plan 2022-2208, it is considered that subject to compliance with the conditions set out below, the proposed development would be consistent with Section 12.3.7.1 (Extensions to Dwellings) of the development plan, would provide a reasonable upgrade of the existing accommodation on site, and would not have an adverse impact on the residential amenities of adjoining properties, including number 78 Whitebeam Road. 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, 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 rear access pedestrian type gateway shall be omitted. No access gate shall be installed from the rear of the existing site onto the Dodder Greenway.

Reason: In the interests of clarity, the proper planning and sustainable development of the area, public safety and to help ensure the security of Council property the Dodder Greenway Park, and to protect species habitats

from habitat degradation that aligns with Dún Laoghaire-Rathdown's Biodiversity Action Plan 2021-2025.

3. Surface water drainage arrangements shall comply with the requirements of the planning authority for such services and works.

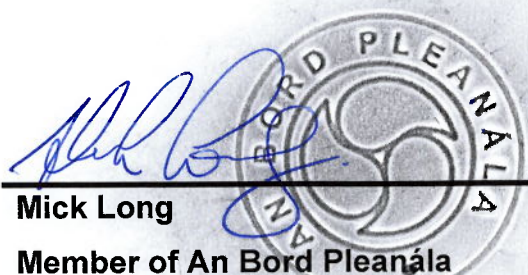
Reason: In the interest of public health.

4. Details of the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

5. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including hours of working, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.



Mick Long
Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 3rd day of April 2025