



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire Rathdown County Council

Planning Register Reference Number: D24A/0811

Appeal by Anne Kelly care of Downey of 29 Merrion Square, Dublin against the decision made on the 28th day of November, 2024 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: A) Demolition of rear kitchen extension and side chimney, (b) construction of a flat-roofed, single-storey, ground-floor extension to the rear, (c) provision of roof-lights to the front, side and rear elevations, (d) conversion of the roof space into two number bedrooms and two number en-suite bathrooms, (e) widening of the original front pedestrian entrance to a vehicular entrance and (f) all associated site works at 22 Corrig Park, Dun Laoghaire, County Dublin.

Decision

Having regard to the nature of the conditions the subject of the appeal, the Board is satisfied that the determination by the Board of the relevant application as if it had been made to it in the first instance would not be warranted and, based on the reasons and considerations set out below, directs the said Council under subsection (1) of section 139 of the Planning and Development Act, 2000 to AMEND condition number 2 and to ATTACH condition number 4 so that they shall be as follows for the reasons set out.

2. (a) Only one car parking space shall be provided within the site.
Details of how it is proposed to comply with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.
- (b) Prior to commencement of the proposed works, the applicant shall arrange for the removal of existing 'Pay and Display' parking bay and signage on Corrig Park as a result of the proposed vehicular entrance. The works shall be arranged at the applicant's own expense and in accordance with the terms of the planning authority (Municipal Services Department) which shall include a fee/charge for the loss of a 'pay and display' parking bay (or part of).

Reason: In the interest of sustainable transportation.

Reasons and Considerations

Having regard to the residential land use zoning of the site in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 , the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, the location of the development and the pattern of development in the area and the small domestic scale of the proposals which relate to an existing house, it is considered that the proposal to retain the widening of the original front pedestrian entrance to a vehicular entrance, which would accommodate on-site parking, is justified in this instance and would be in compliance with specific planning policy requirement 3 of the Guidelines and would not result in traffic hazard.



Peter Mullan

Member of An Bord Pleanála

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

Dated this 1st day of April, 2025.