



An
Bord
Pleanála

Board Order
ABP-321650-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0837

Appeal by Charlotte O'Sullivan care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 9th day of December 2024 by Dún Laoghaire-Rathdown County Council to grant permission, subject to conditions, to Mary Rose Binchy care of Declan Brassil and Company of Lincoln House, Phoenix Street, Smithfield, Dublin for the proposed development.

Proposed Development: Development consisting of revisions to front boundary treatment onto Pinehaven for permitted development under planning register reference number D22A/0325 to include: 1. to retain the existing rendered front boundary wall from the junction with Cross Avenue facing Pinehaven up to the permitted vehicular entrance in lieu of the previously permitted stone clad wall. The existing wall is 2.4 metres high, finished in textured render finish and will be cleaned down, painted in dark neutral colour and capped with brick to match the new dwelling; 2. the proposed boundary from the vehicular gate to the end of the site will be revised to provide a 1.8 metres high green steel mesh fence with a 1.8 metres evergreen hedge (*Taxus Bacatta*/ Irish Yew) to the back of footpath in lieu of the previously permitted 1.8 metres high stoneclad wall and hedge to the end

of the site facing Pinehaven; all at number 14 Pinehaven, Cross Avenue, Booterstown, 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 provisions of the Dún Laoghaire-Rathdown Development Plan 2022-28, including the zoning of the site, and Section 12.8.7.2 Boundaries, it is considered that the development proposed for retention and proposed development, subject to compliance with the conditions set out below, would not seriously injure the residential amenity of properties in the vicinity, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, 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 developer shall comply with the conditions of the parent permission granted under register reference D22A/0325 except where modified by this permission.

Reason: In order to clarify the scope of this permission and in the interest of orderly development.

3. The yew hedge shall be planted in the first planting season following the grant of permission. The plants shall be a minimum of 1.8 metres in height, at an appropriate spacing for hedging, and located between the fence and the public realm. Any hedgerow or plants which, within a period of five years from the completion of the development, die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless consent is received from the planning authority to any variation.

Reason: To ensure adequate screening for the fence and the private amenity space.



Mary Gurrie

Mary Gurrie

Member of An Bord Pleanála

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

Dated this 08 day of May 2025.