



An
Bord
Pleanála

Board Order
ABP-321854-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire Rathdown County Council

Planning Register Reference Number: D24A/0918.

Appeal by David and Catherine Burke care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 15th day of January 2025, by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Permission is sought for alterations to previously granted planning permission register reference number D24A/0356 comprising off-street car parking space and new vehicular and pedestrian entrance from Woodlands Park on a site of 0.024 hectares located to the rear of the existing property, at 51, Woodlands Park, Stillorgan, 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 nature and scale of the proposed development, and the established pattern of development in this mature residential neighbourhood, it is considered that the proposed development, subject to compliance with the following conditions, would not be contrary to the Sustainable Residential Development and Compact Settlements: Guidelines for Planning Authorities, would be acceptable in terms of public safety, and 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, particulars and specifications lodged with the planning authority on 18th day of November 2024, save as may be required by the following conditions.

Reason: In the interest of clarity.

2. Prior to the commencement of development for the on-site car parking space, details of the permeable paving to be provided shall be submitted to, and agreed in writing with, the planning authority, and the development shall be completed in accordance with the agreed written details.

Reason: In the interest of visual amenity and the proper planning and sustainable development of the area.

3. Disposal of surface water from the development shall be to the requirements of the planning authority. No surface water shall be allowed to flow on to the public carriageway.

Reason: In the interest of orderly development.



Declan Moore

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

Dated this 9th day of June 2025.