



An
Coimisiún
Pleanála

Commission Order

ABP-322135-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

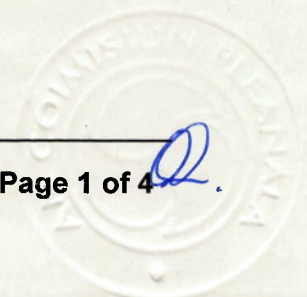
Planning Register Reference Number: D25A/0001/WEB

Appeal by Angela Kettle and others care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 25th day of February, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Yongheng Xu and Di Zhang care of Patrycja Rogala Architect Limited of Woodbine, Owendore Avenue, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Single-storey, two-bedroom new bungalow, new vehicular access and pedestrian access location from Rosemount Park, works to boundary wall and all associated site works, all at 36 Rosemount Estate, Dundrum, 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 of the proposed development at this particular location on lands zoned for residential development, and the residential standards, including Section 12.3.7.6 (Backland Development) contained in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in keeping with the residential character and pattern of development of the area, would provide sufficient open space, would not create a traffic risk, would not seriously injure the residential amenities of properties in the area, and would be in accordance with the relevant provisions of the development plan. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

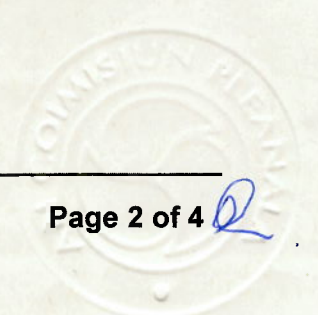
Conditions

1. The proposed 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. For the avoidance of doubt, the attic space shall not be used for the purposes of human habitation. The glazing within the proposed centre skylights on each roof plane shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass shall not be permitted.

Reason: In the interest of residential amenities.



3. The vehicle parking, access and hard standing areas in front of the proposed dwelling facing Rosemount Park Road shall be restricted to one number vehicle, the entrance shall be a maximum of 3.5 metres in width, and the footpath in front of the proposed vehicular entrance shall be dishd and strengthened to the satisfaction of the planning authority.

Reason: In the interest of orderly development.

4. Drainage arrangements including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services. Prior to commencement of development, the developer shall submit to the planning authority for written agreement a Stage 2 Detailed Design Stage Storm Water Audit. Upon completion of the proposed development, a Stage 3 Completion Stormwater Audit to demonstrate that Sustainable Urban Drainage System measures have been installed, and are working as designed, and that there have been no misconnections or damage to storm water drainage infrastructure during construction, shall be submitted to the planning authority for written agreement.

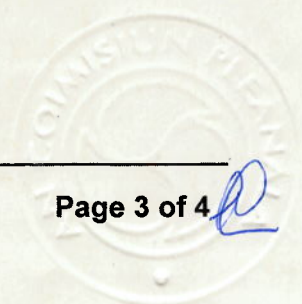
Reason: In the interest of public health and surface water management.

5. Prior to commencement of development, 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 proposed 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.

6. Details of the materials, colours and textures of all the external finishes to 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.

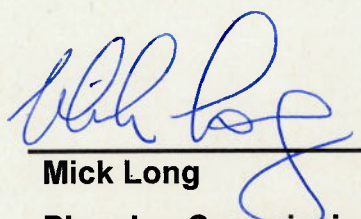


7. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground.

Reason: In the interest of visual and residential amenity.

8. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the Development Contribution Scheme made under section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under section 48 of the Act be applied to the permission.



Mick Long

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 25th day of July 2025.

