

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

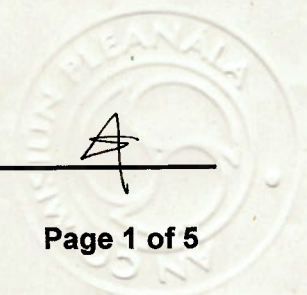
Planning Register Reference Number: D25A/0034/WEB

Appeal by Nicholas J McAuliffe care of O'Neill Town Planning of Oakdene, Howth Road, County Dublin against the decision made on the 6th day of March, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Sento Infinity Enterprise care of David Gregory Design of Kilmacanogue House, Kilmacanogue, County Wicklow in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention of a 2.1-metre-high timber screen fencing, a 1.68-square-metre by 2.0-metre-high timber kiosk, a 11.7-square-metre by 2.1-metre-high timber shelter, the placement of a 7.3-square-metre caravan operation as a commercial sauna and associated works, all in the side garden of 17 Sandycove Point, Sandycove, Dublin.

Decision

GRANT permission for the above development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.



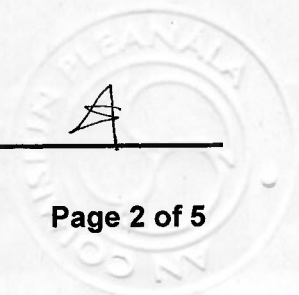
Reasons and Considerations

Having regard to the provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, including the residential zoning of the site, the size, nature, character, and location of the site, and the nature and scale of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would not seriously injure the residential amenity of properties in the vicinity, would not endanger public safety by reason of a traffic hazard, and would not detract from the character or have significant visual impacts on the Sandycove Architectural Conservation Area or on the setting of the adjacent protected structures (Martello Tower and Geragh House). The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 and the development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.



2. The permission shall be for a period of three years from the date of the order. The structures shall be removed on the expiration of this period and the site reinstated unless, prior to the end of the period, permission for its retention for a further period shall have been granted.

Reason: In the interest of the visual and residential amenity of the area, due to the temporary nature of the caravan structure.

3. This permission does not include permission for any advertisement signs, or amendments to the front boundary.

Reason: To clarify the extent of the permission.

4. The development shall not operate outside the period of 0700 to 1900 hours Mondays to Sundays.

Reason: In the interest of neighbouring residential amenity.

5. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services. The developer shall submit details for the disposal of surface water from the site, including SuDS measures appropriate to the scale of development, for the written agreement of the planning authority.

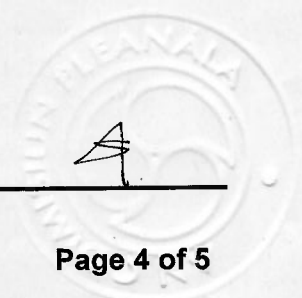
Reason: To prevent flooding and in the interest of sustainable drainage.

6. The developer shall ensure that the development is served by an adequate water supply and shall enter into a connection agreement with Uisce Éireann to provide for a service connection to the public water supply within six months from the date of this order.


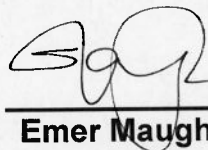
Reason: In the interest of public health and to ensure adequate water facilities.

7. Adequate storage shall be provided for waste disposal and recycling facilities on site to the standards of the planning authority.

Reason: To provide for the appropriate management of waste and recyclable materials, in the interest of protecting the environment and the amenities of properties in the vicinity.



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 within three months from the date of this order 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.



Emer Maughan

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**

Dated this 18th day of July 2025.