

An
Coimisiún
Pleanála

Commission Order
ABP-322227-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D24B/0451/WEB

Appeal by Judith Renier of 27 Ardagh Crescent, Blackrock, County Dublin against the decision made on the 7th day of March, 2025 by Dún Laoghaire-Rathdown County Council to grant permission, subject to conditions, to David Quinn and Kim Atkinson of 13 Ardagh Crescent, Newtownpark Avenue, Blackrock, County Dublin for the proposed development.

Proposed Development: Retention of extension to front and partial garage conversion to side, with internal modifications to create family ancillary accommodation. Permission is sought for new extended garden room area at rear to create a small sale home based economic activity with associated site works at 13 Ardagh Crescent, 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 nature and scale of development proposed to be retained and the proposed development, the zoning for the area as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and to the separation distance of the garden structure from the rear of housing on Ardagh Crescent, it is considered, subject to compliance with the conditions set out below, the development proposed to be retained and proposed development would not seriously injure the residential amenities of the area, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development to be retained and to be carried out shall be in accordance with the plans and particulars submitted with the planning application except as may be otherwise required by 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: To clarify the plans and particulars for which permission is granted.

2. The entire dwelling shall be used as a single dwelling unit and shall not be subdivided in any manner or used as two or more separate habitable units.

Reason: In the interest of residential amenity.

3. The detached garden structure shall be used solely for use incidental to the enjoyment of the dwelling house, together with the home-based economic activity described in the application. The garden structure shall not be sub-divided from the existing dwelling either by sale or letting or otherwise.

Reason: In the interest of residential amenity.

4. The attenuation and disposal of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interests of orderly development and public health.

5. Building works shall be carried out between the hours of 0800 to 1900 Mondays to Fridays inclusive, between 0900 to 1400 on Saturdays and not at all on Sundays and public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

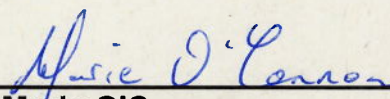
Reason: To safeguard the amenity of property in the vicinity.

6. All necessary measures shall be taken by the developer to prevent any mud, dirt, debris or building material being carried onto or placed on the public road or adjoining properties as a result of the construction works, to repair any damage to the public road arising from carrying out the works and, to avoid conflict between construction activities and pedestrian/vehicular movements on the surrounding public roads during construction works.

Reason: In the interest of orderly development.

7. 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.


Marie O'Connor

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



Dated this 16 day of July 2025.