

An  
Coimisiún  
Pleanála

Commission Order  
ABP-322500-25

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**Planning and Development Act 2000, as amended**

**Planning Authority: Dún Laoghaire Rathdown County Council**

**Planning Register Reference Number: D25A/0143**

**Appeal** by Tommy Brady of 77 Camden Street Lower, Dublin against the decision made on the 16<sup>th</sup> day of April, 2025 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Equine and Veterinary Consultants (EVC) of 108 Sandford Road, Ranelagh, Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Change of use of existing 125 square metres vacant commercial premises to a veterinary clinic. The proposed works include internal alterations, soundproofing the kennel area, signage and ancillary works at 107 Trees Road Upper, Mount Merrion, 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 of the proposed change-of-use, and also having regard to the existing commercial use of the site and its location with an established local parade, it is considered that, subject to compliance with conditions below, the proposed development would be compatible with the relevant land use zoning 'Objective A' of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, which seeks "To provide residential development and improve residential amenity while protecting the existing residential amenities", would not seriously injure the residential amenity of property in the vicinity and would be acceptable in terms of traffic safety and convenience. The proposed development 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 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 veterinary clinic shall be open for customer business only between 0800 to 2000 hours Monday to Saturday, and 1000 to 1700 hours Sundays and Bank Holidays, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of protecting the residential amenities of the area.

3. Detailed proposals for the soundproofing to the kennel room shall be agreed in writing with the planning authority prior to the commencement of development.

**Reason:** In the interests of residential amenity.

4. A plan containing details for the management of waste within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, clinical and organic waste, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable, clinical and organic materials, in the interest of protecting the environment and residential amenity.

5. Site development and building works shall be carried out only between the hours of 0700 to 1800 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the planning authority.



**Reason:** To safeguard the amenities of property in the vicinity.

6. Two number safe and secure bicycle parking spaces shall be provided within the for staff use. Details of the layout and marking demarcation of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

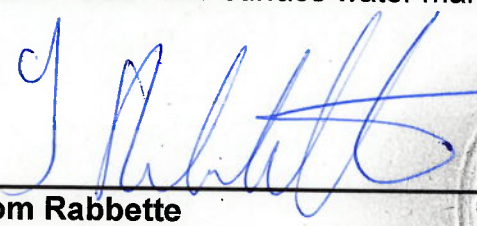
**Reason:** To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

7. The external finishes (excluding signage), including any new shopfront fenestration and doors, shall match those of the existing building, unless otherwise agreed in writing with the planning authority.

**Reason:** In the interest of visual amenity.

8. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

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

  
Tom Rabbette

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

Dated this 11<sup>th</sup> day of Sept 2025.