



An
Coimisiún
Pleanála

Commission Order
ABP-322779-25

Planning and Development Acts 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: REF7925

WHEREAS a question has arisen as to whether the proposed painting of the external window frames, doors, and part of the cladding on all elevations from the existing blue colour to the proposed grey colour, at Unit 3 and 4 Richview Office Park, Clonskeagh Road, Clonskeagh, Dublin is or is not development or is or is not exempted development.

AND WHEREAS Cantrouk Limited requested a declaration on the said question from Dún Laoghaire-Rathdown County Council and the said Council issued a declaration on the 20th day of May 2025 stating that the said matter is development and is not exempted development:

AND WHEREAS Cantrouk Limited referred the declaration for review to An Coimisiún Pleanála (formerly An Bord Pleanála) on the 16th day of June 2025:

AND WHEREAS An Coimisiún Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2(1), 3(1) and 4(1)(h) of the Planning and Development Act, 2000, as amended,
- (b) Article 6(1) and article 9(1) of the Planning and Development Regulations, 2001, as amended,
- (c) Class 12, Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended,
- (d) the planning history of the site, including Condition 22 of Reg Ref 89A/2308,
- (e) the nature, scale, and extent of the proposed works as set out in the documentation submitted with the referral, and
- (f) the pattern of development in the area which is varied in typology, scale, form and range of colours within the area of the office park:

AND WHEREAS An Coimisiún Pleanála has concluded that -

- (a) The painting of the external window frames, doors, and part of the cladding on all elevations from the existing blue colour to the proposed dark grey colour RAL 7021 comprises an act of alteration and renewal, and constitutes works;
- (b) In agreeing with the Planning Authority, the proposed painting of the external window frames, doors and part of the cladding on all elevations does not materially affect the external appearance of the structure so as to render the appearance inconsistent with the character of the structure or of neighbouring structures and is exempt development under section 4(1)(h), and,

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- (c) The restrictions under article 9 of the regulations do not apply and the works are exempted development under Class 12 of Part 1 of Schedule 2 to the Planning and Development Regulations, 2001, as amended.

NOW THEREFORE An Coimisiún Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the proposed painting of the external window frames, doors, and part of the cladding on all elevations from the existing blue colour to the proposed grey colour, at Unit 3 and 4 Richview Office Park, Clonskeagh Road, Clonskeagh, Dublin, is development and is exempted development.



Marie O'Connor
Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.



Dated this 26th day of January 2026.