

An
Coimisiún
Pleanála

Commission Order
ABP-322796-25

Planning and Development Acts 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0246/WEB

Appeal by WZJ Ireland Limited care of William Doran, Planning and Project Management Consultant of 7 Saint Mary's Road, Ballsbridge, Dublin against the decision made on the 20th day of May, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

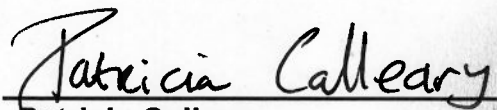
Proposed Development: The development will consist of a detached garage/shed in rear garden for purposes incidental to the enjoyment of the house as such and all associated site and ancillary works at Harlech House, Harlech Downs, Clonskeagh, Dublin.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

The development as proposed is located within the root protection zone of a tree/cluster of trees which is the subject of a specific objective for the protection of trees and woodlands as indicated on the County Development Plan zoning map for the area that included the appeal site. In the absence of an arboricultural assessment of the relevant trees, and an evaluation of the impacts and any required mitigation, it has not been demonstrated that the development could be carried out without adverse impacts on the relevant trees on site. The proposed development would be contrary to this objective and to Section 12.8.11 (Existing Trees and Hedgerows) of the Dún Laoghaire-Rathdown Development Plan 2022-2028 which seeks to protect and preserve trees and woodlands. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.


Patricia Calleary

Planning Commissioner of An Coimisiún
Pleanála

duly authorised to authenticate
the seal of the Commission.

Dated this 07 day of October 2025.