

An
Coimisiún
Pleanála

Commission Order
ACP-322935-25

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference number: D25A/0237/WEB

Appeal by Patrick Kavanagh of 16a Saint Columbanus Road, Milltown, Dublin against the decision made on the 16th day of June, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Sarah Reid care of FHA Architecture and Design of The Masonry, 151 Thomas Street, The Liberties, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Provision of a 3.5-metre-wide vehicular entrance to the front of the property at 14 Saint Columbanus Road, Dundrum, 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 location of the site on lands zoned for residential development, the policies and objectives of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would be in keeping with the residential character of the area, would not seriously injure the amenities of other residential properties, and would not cause any road traffic hazard in the immediate vicinity. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

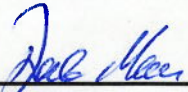
Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 23rd day of May, 2025, 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 proposed development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Any changes to parking and hardstanding areas shall be constructed in accordance with the recommendations of the Greater Dublin Strategic Drainage Study for sustainable urban drainage systems (SuDS) (i.e. permeable surfacing) and in accordance with the relevant policy of the planning authority. Appropriate measures shall be included to prevent run-off from the driveway entering onto the public realm, as required. Where unbound material is proposed for the driveway, parking or hardstanding areas, it shall be contained in such a way so as to ensure that it does not transfer onto the public road or footpath on road safety grounds.

Reason: In the interest of public health.



Declan Moore

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

Dated this 8th day of October 2025.