

An
Coimisiún
Pleanála

**Commission Order
ACP-323158-25**

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0361/WEB

Appeal by Kota Construction Limited care of Sheridan Woods, Architects and Urban Planning Limited of 14 Baggot Street Lower, Dublin against the decision made on the 30th day of June, 2025 by Dún Laoghaire Rathdown County Council to grant subject to conditions a permission in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a mews terrace of three number two-storey, three-bedroom dwellings (120 square metres) and all associated site works at rear of 16 Saint Fintans Villas, Deansgrange, 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 set out below.

Reasons and Considerations

Having regard to the land use zoning objective 'A' for the site, and the Dún Laoghaire Rathdown County Development Plan policy, including Section 12.3.7.6 (Backland Development), Section 12.3.7.7 (Infill), and 'Sustainable and Compact Settlement Guidelines for Planning Authorities (2024) and the design, aspect, location and scale of the proposed development, it is considered that, subject to compliance with conditions below, the modified development as submitted with the first party grounds of appeal would not seriously injure the adjoining residential amenity of property in the vicinity, would provide a good level of residential amenity for future occupants and would not negatively impact upon the character of the area. 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 revised plans and particulars lodged with the first party appeal, on the 28th day of July 2025, specifically Drawing Numbers A2505-01, A2505-02, A2505-03, A2505-04, A2505-05, A2505-06 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. All first floor bedroom windows shall be fitted with transparent glazing. Windows serving bathrooms, en-suites and first floor stairwells shall be fitted with obscure glazing. Revised drawings shall be submitted to, and agreed in writing with, planning authority prior to commencement of development.

Reason: In the interest of the residential amenity of future occupants and adjacent dwellings.

3. Details of the materials, colours and textures of all the external finishes to the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.

4. (a) The internal road network serving the proposed development shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS).
- (b) Footpaths shall be dished at road junctions in accordance with the requirements of the planning authority. Details of all locations and materials to be used shall be submitted to and agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interest of amenity and of traffic and pedestrian safety.

5. Landscaping for the development shall be completed in accordance with the revised plans and particulars lodged with the first party appeal, on the 28th day of July 2025. All works shall be completed prior to the occupation of the development.

Reason: In the interest of residential amenity.

6. The construction of the development shall be managed in accordance with an updated Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including noise management measures, traffic management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and residential amenity.

7. No works shall take place on site outside the hours of 0700 and 1900 Monday to Friday, and 0800 to 1400 Saturday, or on Sundays or public holidays, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of the protection of residential amenity.

8. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interests of orderly development and the visual amenities of the area.

9. Prior to commencement of development, the developer shall enter into water and/or waste water connection agreement(s) with Uisce Éireann.

Reason: In the interest of public health.

10. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

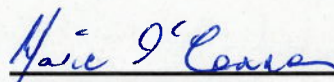
Reason: To prevent flooding and in the interests of sustainable drainage.

11. 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.

12. The developer shall pay to the planning authority a financial contribution in lieu of the public open space requirement in respect of public open space benefitting the development in the area of the planning authority is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the adopted Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any 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 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 27 day of November 2025