



An
Coimisiún
Pleanála

**Commission Order
PL-500075-DR**

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25B/0322/WEB

Appeal by Catherine and Colin Barrett against the decision made on the 26th day of September 2025 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to David Agar in accordance with plans and particulars lodged with the said Council.

Proposed Development: Permission sought for refurbishment of the existing detached dwelling (231.49 square metres) comprising removal of the roof, and the construction of a single storey extension (144 square metres) to the side and rear and a first floor extension (85 square metres) to the side to form a flat roofed two storey detached dwelling house (458 square metres), landscaping and all ancillary and associated works, at Curraheen, Golf Lane, Torquay Road, Foxrock, 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 Objective 'A' zoning objective, the pattern of development in the area characterised by substantial detached houses on large plots punctuated by infill house development, and the policy framework provided by the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the proposed development, subject to compliance with the conditions set out below, would provide a reasonable level of accommodation on site, would not have an adverse impact on the visual and residential amenities of adjoining properties, including the amenity and setting of the adjoining protected structure known as "Glenshee", would comply with Section 4.3.1.2 (Existing House Stock Adaptation), Section 12.3,7.1 (Extensions), and Policy HER13 (Architectural Conservation Areas) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. 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, and as amended by further information submitted on the 1st day of September 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 development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Details of the external finishes of the proposed development shall be submitted to, and agreed in writing, with the planning authority prior to the commencement of development.

Reason: In the interests of visual amenity.

3. The site development and building works shall be carried out only between the hours of 0700 to 1900 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: In order to safeguard the residential amenities of property in the vicinity.

4. 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.

5. 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. 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 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 that a condition requiring a contribution in accordance with the Development Contribution Scheme.



Tom Rabbette

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

Dated this 3rd day of Feb 2026