

An  
Coimisiún  
Pleanála

Commission Order  
PL-500182-DR

**Planning and Development Act 2000, as amended**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D25A/0517/WEB**

**Appeal** by Dave Quinn and by Longford Terrace Residents Association against the decision made on the 1<sup>st</sup> day of October 2025, by Dún Laoghaire-Rathdown County Council in relation to an application for retention permission for the following (1) Amendment to the rear of the building including a reduced curved roof and higher rear elevation wall and set back of the north elevation of the building by 6.3 metres from the boundary of house number 15A Longford Terrace. The permitted set back was 5 metres. The gross floor area of the overall property has reduced from 583 square metres to 573 square metres. (2) Replacement of window with a door at the front elevation. (3) The installation of a rear access ladder providing access to the green roof. All works carried out and any work required to complete the development all at 14A/15A, Monkstown Crescent, Monkstown, Blackrock, Dublin (which decision was to grant, subject to conditions, retention permission for amendment to the rear of the building including a reduced curved roof and higher rear elevation wall and set back of the north elevation of the building by 6.3 metres from the boundary of house number 15A Longford Terrace. The permitted set back was 5 metres. The gross floor area of the overall property has reduced from 583 square metres to 573 square metres, replacement of window with a door at the front elevation and to refuse permission for the

retention of the installation of a rear access ladder providing access to the green roof), in accordance with the plans and particulars lodged with the said Council.

**Proposed Development:** Retention permission for amendments to the development previously permitted under Dún Laoghaire-Rathdown County Council planning reference: D21A/0869 (An Bord Pleanála reference: 312286-21). The development includes: (1) Amendment to the rear of the building including a reduced curved roof and higher rear elevation wall and set back of the north elevation of the building by 6.3 metres from the boundary of house number 15A Longford Terrace. The permitted set back was 5 metres. The gross floor area of the overall property has reduced from 583 square metres to 573 square metres. (2) Replacement of window with a door at the front elevation. (3) The installation of a rear access ladder providing access to the green roof. All works carried out and any work required to complete the development all at 14A/15A, Monkstown Crescent, Monkstown, Blackrock, Dublin.

## **Decision**

**GRANT permission for (1) Amendment to the rear of the building including a reduced curved roof and higher rear elevation wall and set back of the north elevation of the building by 6.3 metres from the boundary of house number 15A Longford Terrace. The permitted set back was 5 metres. The gross floor area of the overall property has reduced from 583 square metres to 573 square metres. (2) Replacement of window with a door at the front elevation. (3) All works carried out and any work required to complete the development in accordance with the said plans and particulars based on the reasons and considerations marked (1) under and subject to the conditions set out below. REFUSE permission for the installation of a rear access ladder providing access to the green roof for the reasons and considerations marked (2) below.**

## Reasons and Considerations (1)

Having regard to the Objective 'NC' zoning of the site, the policies and objectives as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the planning history of the site, the nature and scale of the proposed development and the development proposed to be retained, and the pattern of development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would not seriously injure residential or visual amenities of the area, would not seriously injure the established character or appearance of the area, including the Monkstown Architectural Conservation Area in which it is located, and would, therefore, be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. This element of the proposed development shall be retained, 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 5<sup>th</sup> 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, or as otherwise stipulated by conditions hereunder, and the development shall be retained, carried out and completed in accordance with the agreed particulars.

**Reason:** In the interest of clarity.

2. This Order authorises retention permission for the amendment to the rear of the building for a reduced curved roof and higher rear elevation wall, and the replacement of window with a door at the front elevation, and all works carried out and any work required to complete these specific developments only. The Order does not permit any other development.

**Reason:** To clarify the extent of this permission.

3. The retention permission for the installation of a rear access ladder providing access to the green roof shall not be permitted.

**Reason:** In the interest of clarity.

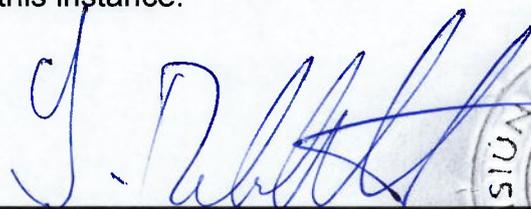
4. The development shall comply with the conditions of the parent permission Dún Laoghaire-Rathdown County Council planning reference number D21A/0869 (An Bord Pleanála reference number: 312286-21) unless the conditions set out in this Order specify otherwise.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

## Reasons and Considerations (2)

The planning authority's decision to refuse retention permission for the rear access ladder was not the subject of an appeal by the applicant and, furthermore, the applicant stated, in their response to the grounds to the third parties appeals (received by An Coimisiún Pleanála on the 1<sup>st</sup> day of December 2025), that the retention permission for the ladder is not being pursued. In these circumstances, the Commission decided to uphold the planning authority's decision to refuse retention permission in this instance.

In deciding not to accept the Inspector's recommendation to grant retention permission for the rear access ladder, while the Commission generally agreed with the Inspector's assessment of potential impacts arising from the retention of this ladder, with regards to architectural heritage protection and visual and residential amenities, nevertheless, as the applicant did not appeal the planning authority's refusal decision and as the applicant indicated in the response to the third parties grounds of appeal that the retention of the subject ladder was not being pursued, the Commission decided to uphold the planning authority's decision in this instance.



**Tom Rabbette**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 9<sup>th</sup> day of March 2026

