

An  
Coimisiún  
Pleanála

Commission Order  
PL-500280-DR

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

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

**Planning Register Reference Number: D25B/0485/WEB**

**Appeal** by Garrett and Olivera Cassidy against the decision made on the 17<sup>th</sup> day of October, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Andy Colclough in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Front porch extension with new side-facing window, a single storey flat roof rear, demolition of existing ground floor extension, and associated site works, all at 35 Cedarmount Road, Stillorgan, 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 under and subject to the conditions set out below.**

## Reasons and Considerations

Having regard to the zoning of the site, the pattern of development in the area, and the scale and form of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not adversely impact on the amenity of adjacent properties or detract from the character of the area, would be in accordance with the provisions of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and 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, 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 and the proposed development shall be carried out and completed in accordance with the agreed particulars.

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

2. A 1.8-metre-high fence or wall shall be constructed along the sides of the raised patio to the rear of the proposed rear extension, to provide boundary screening between the subject property and numbers 35 and 37 Cedarmount Road. Revised drawings showing compliance with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

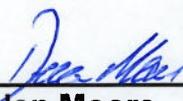
**Reason:** In the interest of residential amenity.

3. The disposal of surface water shall comply with the requirements of the planning authority for such works and services. Prior to 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 interest of sustainable drainage.

4. 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.



**Declán Moore**

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



Dated this 4<sup>th</sup> day of MARCH 2026.