



An  
Coimisiún  
Pleanála

**Commission Order  
PL-500356-DR-25**

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

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

**Planning Register Reference Number: D25A/0696/WEB**

**Appeal** by Des Dockery and Laura Chambers against the decision made on the 31<sup>st</sup> day of October 2025, by Dún Laoghaire Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** Works to consist of the widening of the front existing vehicular entrance to 6.5 metres and associated alterations to the pier, wall and increased driveway area and all associated site, landscaping and drainage works at 10 Carysfort Woods, 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 site's residential A zoning in the Dún-Laoghaire-Rathdown County Development Plan 2022-2028, which provides for residential development and improving residential amenity while protecting the existing residential amenities, the proposed layout that would leave one third of the front garden area unpaved, the current hardstanding which can safely accommodate a second vehicle, the proposed capacity to charge two electric vehicles without moving vehicles on and off the street thereby creating a potential traffic and pedestrian safety issue, and the pattern of development in the immediate locality, it is considered that, subject to compliance with the conditions set out below, the proposed development would comply with the provisions of the development plan and would, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission was satisfied that a material contravention did not arise with either the Dún-Laoghaire-Rathdown County Development Plan 2022-2028 or SPPR 3 (Car Parking) of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in 2024, which seeks to limit the number of car parking spaces to a maximum 1.5 per dwelling, as the proposed development seeks to amend an existing entrance to an existing dwelling.

## Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application on the 9<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 and the development shall be carried out and completed in accordance with the agreed particulars.

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

2. The proposed development shall be amended as follows:
  - (a) reduce the width of the entranceway and footpath dishing to 5.5 metres.
  - (b) demonstrate how the large kerbside deciduous tree will be protected during the proposed development.

Revised drawings showing compliance with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interests of residential amenity and tree protection.

3. 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

  
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**Declan Moore**

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

Dated this 24<sup>th</sup> day of February 2026