

Planning and Development Acts 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0617

Appeal by Mount Merrion Residents Association against the decision made on the 17th day of November, 2025 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Cajen Properties in accordance with the plans and particulars lodged with the said Council.

Proposed Development: (i) Demolition of the existing bungalow dwelling and associated outbuildings on site; (ii) the construction of four number two-storey with attic semi-detached, three bedroom dwellings; (iii) modifications to existing vehicular entrance along Trees Road Upper to provide three new vehicular entrances and the addition of a new vehicular entrance along Redesdale Road; (iv) provided with four number on curtilage car parking spaces (one number space per dwelling) and private amenity space; (v) repair and part replacement of existing damaged boundary wall and new timber fence over portion; and (vi) inclusive of all associated works, landscaping planting and boundary treatments, infrastructure, lighting, foul/surface drainage, site works, necessary to facilitate the development at 27 Redesdale Road, Mount Merrion, 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 Dún Laoghaire-Rathdown County Development Plan 2022 2028, in particular Section 12.3.7.5 (Corner/Side Garden Sites), Section 12.3.7.7 (Infill), Section 12.3.9 (Demolition and Replacement Dwellings), Policy Objective CA6 (Retrofit and Reuse of Buildings), and the residential zoning of the subject site with an objective “to provide residential development and improve residential amenity while protecting the existing residential amenities”, it is considered that the proposed demolition of the existing structurally defective bungalow and associated outbuildings, and replacement with four number new dwellings, would be acceptable, would comply with Policy Objective CA6, in providing for increased residential density at this location within approximately one kilometre of the N11 corridor, and would comply with Policy Objective PHP19 (Existing Housing Stock– Adaptation) which seeks to densify existing built-up areas in the County through small scale infill development, having due regard to the amenities of existing established residential neighbourhoods. It is also considered, having regard to the scale, mass, form and layout of the subject proposal, the separation distances between the proposed residential units and the existing adjacent properties, and the absence of directly opposing windows at first floor level or attic level, that subject to compliance with the conditions set out below, the proposal would constitute an acceptable form of development and would not give rise to a traffic hazard, or to adverse impacts on the visual or residential amenities 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 plans and particulars lodged with the application, as amended by Further Information received on 24th day of October 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 glazing of the side windows to the proposed four houses, at first floor level and attic level within the west and east elevations, shall be manufactured opaque or frosted glass and shall be permanently maintained. The application of film to the surface of clear glass is not acceptable.

Reason: In the interest of residential amenities.

3. Prior to commencement of development, details of the boundary treatments to the north and west shall be submitted to, and agreed in writing with, the planning authority, and shall be to a maximum height of 1800 millimetres.

Reason: In the interest of residential amenities.

4. Prior to commencement of development, the developer shall submit details, for the written agreement of the planning authority, of the materials, colours and textures of all external finishes to the proposed dwellings, which shall harmonise with those of the surrounding existing dwellings.

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

5. (a) The footpath and verge in front of the proposed and widened vehicular entrances shall be dished and strengthened at the Applicant's own expense including any moving/adjustment of any water cocks/chamber covers. With regard to the dishing and strengthening of the footpath and verge in front of the proposed and widened vehicular entrances, and reinstatement of the existing entrance dishing, the developer shall submit details of the required specifications for such works and any required permits, for the written agreement of the planning authority, prior to the commencement of development.
- (b) A minimum of one third of the front garden area shall be maintained in grass or landscaped in the interest of urban greening and SUDS in accordance with Section 12.4.8.3 Driveways/Hardstanding Areas of the County Development Plan 2022-2028.

Reason: In the interest of public safety and of proper planning and sustainable development of the area.

6. During the carrying out and completion of the development, the controls and measures outlined in the Construction Environmental Management Plan (CEMP) and the Resource and Waste Management Plan (RWMP), received by the planning authority on the 24th day of October 2025, shall be implemented in their entirety.

Reason: In the interest of orderly development.

7. Prior to commencement of development, the developer shall enter into connection agreements with Uisce Éireann to provide for service connections to the public water supply and to the wastewater collection network.

Reason: In the interest of public health and to ensure adequate water and wastewater facilities.

8. 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: In the interest of public health.

9. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

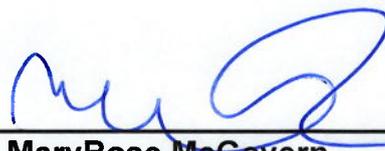
Reason: To ensure the satisfactory completion of the development.

10. The developer shall pay to the planning authority a financial contribution per unit, as a contribution in lieu of the public open space requirement, in respect of the public open space benefitting the development in the area of the planning authority 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 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.

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.

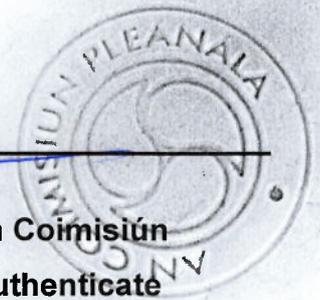
11. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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 matter shall be referred to An Comisiún 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



MaryRose McGovern

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



Dated this *19th* day of *March* 2026.