

An
Coimisiún
Pleanála

**Commission Order
PL-500494-SD-25**

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25B/0583W

Appeal by Eric Baldwin against the decision made on the 20th day of November, 2025 by South Dublin County Council to grant, subject to conditions, a permission to in accordance with plans and particulars lodged with the said Council.

Proposed Development: Retention consists of the construction of a single storey home office, gym and bathroom to the rear of the property at 96 Earlsfort Road, Lucan, 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 residential zoning objective to the site, the modest scale and ancillary nature of the retained development, the conditions imposed restricting its use, and the absence of significant impacts on residential amenity, traffic, or the environment, it is considered that, subject to compliance with the conditions set out below, the proposed development would not be contrary to 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, 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.

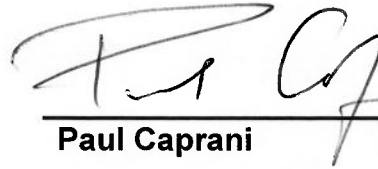
Reason: In the interest of clarity.

2. The detached garage/home office shall be used solely for purposes incidental to the enjoyment of the dwellinghouse and shall not be used for separate independent living accommodation. It shall not be used for human habitation, nor sold, rented, or leased independently, nor used for any, trade or business other than a 'Home Office'.

Reason: In the interest of orderly development.

3. Drainage arrangements, including the disposal and attenuation of surface water shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health.



Paul Caprani

Planning Commissioner of An Coimisiún

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

Dated this 7th day of April 2026.

