



An
Coimisiún
Pleanála

Commission Order
PL-500499-SD-25

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25/0573W

Appeal by Noeleen Harte against the decision made on the 23rd day of November, 2025 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Retention of north-eastern boundary wall (height 1.3 metres), including a 1.57 metres wide pedestrian entrance at Lands adjacent to 21 Elmcastle Court, 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 condition(s) set out below.

Reasons and Considerations

Having regard to the South County Development Plan 2022-2028, to the design and height of the boundary wall and the entrance for retention bounding an area zoned for open space and to the configuration of the wall and the opening which allows for the area to continue to function as open space, the development proposed to be retained is consistent with the 'OS' zoning objective for the site, protects green infrastructure, is designed to be accessible and safe, contributes appropriately towards residential amenity in the area and is not out of character with the receiving environment and with no significant traffic safety issues or environmental issues noted, it is considered that subject to compliance with the conditions set out below that the development proposed to be retained does not impact negatively on the residential or visual amenities of the area or of properties in the vicinity. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained 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 development shall be retained and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. The development permitted includes only the wall and entrance outlined in the public notices and shown on the submitted drawings and no other enclosure of the lands whether by means of a wall, fencing or otherwise whether permanent or temporary is hereby permitted.

Reason: In the interest of clarity.

3. Within three months of the date of this Order the developer shall submit details of the capping and rendering of the wall for the written agreement of the planning authority and will complete the works within three months of the date of the written agreement.

Reason: In the interest of residential and visual amenity.



Emer Maughan

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

Dated this *30th* day of *March* 2026