

An  
Coimisiún  
Pleanála

**Commission Order  
PL-500907-DR-26**

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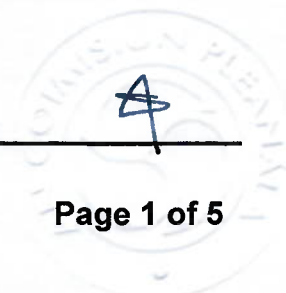
**Planning and Development Act 2000, as amended**

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

**Planning Register Reference Number: D25A/0928/WEB**

**Appeal** by John and Helena O'Connor and by Robert Murphy against the decision made on the 4<sup>th</sup> day of February 2026 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Bednarek Holdings Limited in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Modify previously approved development under An Bord Pleanála reference ABP-310646-21 (Dún Laoghaire-Rathdown County Council Register Reference D21A/0297) for construction of a detached two-storey house on a sub-divided site to the side of the existing house at 1 Highland Grove, Cabinteely, Dublin. The proposed modification will consist of the repositioning of the permitted dwelling by approximately 0.6 metres closer to the public footpath boundary, reduction in height of the permitted boundary wall from two metres to one metre, revised external finishes comprising light grey brick at ground floor level and off-white render at first floor level, minor



adjustments to the site layout arising from this repositioning, and all associated site development works.

## **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 location of the site on lands zoned 'A' under the Dun Laoghaire Rathdown Development plan 2022-2028, to the design, appearance and layout of the proposed dwelling, the extant permission and planning history on the site and subject to compliance with the conditions out below, it is considered that the proposed development would not seriously injure the visual amenities of the area or the residential amenities of any property in the vicinity by way of overlooking, overshadowing or overbearing and would not adversely impact on the character 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 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. Apart from any departures specifically authorised by this permission, the proposed development shall comply with the conditions of the parent permission Register Reference ABP-310646-21, (Dún Laoghaire-Rathdown County Council Register Reference D21A/0297) including liability for financial contributions, unless the conditions set out hereunder specify otherwise.

**Reason:** In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission.

3. Prior to the commencement of the development, the developer shall submit final details of the materials, colours and textures of the external finishes and boundary wall for the written agreement of the planning authority.

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

4. 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.

5.
  - (a) All works to the footpath and the grass verge shall comply with the detailed construction standards of the planning authority for such works. Details shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.
  - (b) The proposed side boundary treatment adjacent to Highland Avenue shall be constructed so as not to encroach on the existing public footpath.
  - (c) The trees existing on the public road along the site's east boundary with Highland Avenue shall be protected against damage throughout the period of construction

**Reason:** In the interests of public safety and residential amenity and of the proper planning and sustainable development of the area.

6. The construction of the development shall be managed in accordance with a Construction Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of intended construction practice for the development, including traffic management measures, noise management measures and off-site disposal of construction/demolition waste.

**Reason:** In the interests of public safety and residential amenity.



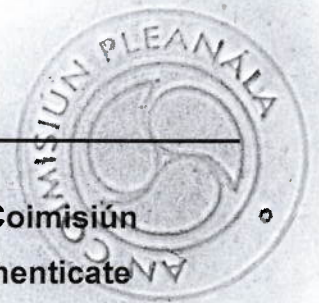
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**Emer Maughan**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate**

**the seal of the Commission.**



Dated this 15<sup>th</sup> day of June

2026