

An
Coimisiún
Pleanála

Commission Order
PL-501228-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26B/0113/WEB

APPEAL by Ultan Ó Broin against the decision made on the 21st day of April 2026, by Dún Laoghaire-Rathdown County Council, to grant, subject to conditions, a permission to Susan Kirby and Joe Redmond in accordance with the plans and particulars lodged with the said Council.

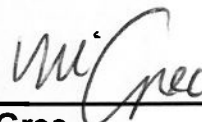
Proposed Development: Retention of a 2.02 metre high, metal fence with posts (15.275 metres) erected along the southern boundary at 2A, Proby Square, Blackrock, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

Having regard to the appeal and submissions on file, the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including the Land Use Zoning 'Objective A' of the subject site and adjacent properties, which seeks to protect and/or improve residential amenity, and having regard to the planning history of the subject site and the adjacent lands, including planning permission reference 4794/74 (modified under planning permission reference 12127/82), the conditions attaching to planning permission reference PR494/91 (modified under planning permission reference PR258/93) and the reasons for refusal of permission under planning reference D98A/1097, it is considered that the subject development is located within an area identified as open space to serve the existing apartments in number 2 Proby Square, and that the site was conditioned to be open space associated with the said permitted apartment development. It is further considered that the consequences of permitting the proposed development would include, not only the loss of the area to the north of the fence as communal open space, but also the diminution of the amenity benefits of the remaining communal open space area to the south of the fence. The Commission therefore considers that, to permit the proposed development, would materially contravene a previous planning permission on the lands and would be contrary to the Land Use Zoning 'Objective A' of the subject site and adjacent properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 25th day of August 2026.

