



An
Coimisiún
Pleanála

Commission Order
PL-501278-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26B/0092/WEB

Appeal by Darach McEvoy against the decision made on the 9th day of April 2026 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Ciaran O'Grady in accordance with plans and particulars lodged with the said Council.

Proposed Development: The development will consist of full planning permission for the following to the existing single storey fully serviced detached house with carport and storeroom to side of house. Full planning permission is sought for a single storey extension to the side with roof lights over. A single storey extension to the front elevation with rooflights over new and existing roof, with a canopied area to the front. Changes internally to allow new design and alterations to the fenestration on all elevations. Maintain connection to public sewerage and surface water and all ancillary site works, all at number 39 Castle Park, Monkstown Castlefarm, Monkstown, 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 design, appearance of the proposed side and front extensions to the dwelling along with the changes to the fenestration of the existing dwelling, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the visual amenities of the area or the residential amenities of properties in the vicinity 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. The existing dwelling and extension shall be used as a single dwelling unit apart from such use as may be exempted development for the purposes of the Planning and Development Regulations.

Reason: In the interest of clarity and to ensure the proper and sustainable development of the area.

3. The existing boundary treatments along the boundary with number 38 Castle Park shall be retained at a minimum height of 1.8 metres.

Reason: In the interests of visual and residential amenity.

4. 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: To prevent flooding and in the interest of sustainable drainage.

5. (a) All necessary measures shall be taken by the applicant to prevent any spillage or deposition of clay, dust, rubble or other debris, whether arising from vehicle wheels or otherwise, on the adjoining and/or adjacent public road and footpath network during the course of the construction works.
(b) Any damage to roads, footpaths or other public property caused by the development shall be made good to the satisfaction of the planning authority.

Reason: In the interest of traffic safety and proper control of development.

6. 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, the matter shall be referred to An Coimisiún 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.



Declan Moore

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

Dated this 1st day of September 2026