An Coimisiún Pleanála

Commission Order
PL-501574-DR-26

Planning and Development Acts 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0448/WEB

APPEAL by Longford Terrace Residents Association against the decision made on the 25th day of May, 2026 by Dún Laoghaire-Rathdown County to grant, subject to conditions a permission, to Madra Entertainment Limited.

Proposed Development: The development will consist of the construction of a flat roofed storage unit comprising of an area of 22.08 square metres on the existing rear flat roof extension. The erection of a wooden fence and planting along the rear and side boundary of properties with Longford Terrace dwellings that extends the boundary above the rear flat roof level of the property. To retain new door access onto the ground floor rear extension flat roof area allowing access to proposed new storage unit only. Retention of the upgrading works to the ventilation and extraction ducting located on the rear flat roof of the existing structure, all at 5A, Monkstown Crescent, Monkstown, Blackrock, County Dublin.

Decision

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

Reasons and Considerations

1. Having regard to the location of the subject site within an Architectural Conservation Area, adjacent to Number 5 Longford Terrace (Protected Structure RPS 636) and in close proximity to several additional protected structures, all of which dwellings are located on lands zoned Objective A, which seeks 'to provide residential development and improve residential amenity while protecting the existing residential amenities', and having regard to the nature, scale, design and positioning of the proposed development and the development proposed to be retained, including the construction of a storage unit on an existing flat roof rear extension, the erection of lightweight wooden fencing and bamboo planting to increase the height of the rear and side boundaries of the site, and the proposed retention of a doorway from the first floor rear elevation onto the existing flat roof extension to facilitate access over the flat roof to the proposed storage unit, it is considered that the proposed development and the development proposed to be retained, by virtue of its scale and positioning, would be haphazard in nature, and would constitute uncoordinated piecemeal development, which would fail to integrate with the existing structure. Given the absence of clarity regarding the intended use of the flat roof area of the existing rear extension, and the potential for nuisance to arise, the Commission is not satisfied that the proposed development, and the development proposed to be retained, would not give rise to adverse impacts on the residential or visual amenities of properties in the area. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The Commission considered the applicant's Noise Impact Assessment Report dated 8th April 2026, which acknowledged that the noise from the upgraded Air Handling Unit was a continuous and dominant noise source that was clearly distinguishable and which, in the absence of suitable noise mitigation measures, was likely to give rise to disturbance. Based on the information provided with the application and in the further information submitted in response to the appeal, and in the absence of details regarding the upgrading works undertaken to the ventilation and extraction ducting situated atop the rear flat roof extension, which works are proposed to be retained, the Commission is not satisfied that the proposed development and the development proposed to be retained, would not give rise to significant nuisance, by way of noise nuisance, for nearby residents, or that it would not seriously injure the residential or visual amenities of the area. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this 20th **day of** October **2026.**