

An
Coimisiún
Pleanála

Commission Order
PL-501615-DR-26

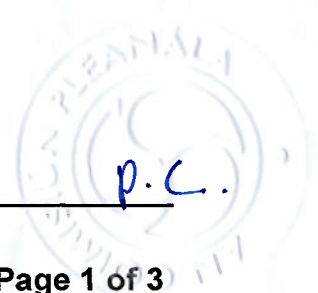
Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D25B/0528/WEB

Appeal by Úna Lawlor and Peadar Ó Ceannabháin against the decision made on the 3rd day of June, 2026 by Dun Laoghaire Rathdown County Council to grant subject to conditions a permission to Huiqing Fang in accordance with plans and particulars lodged with the said Council.

Proposed Development: (1) Retention of a patio area to the rear of the property, including alteration to the ground level exceeding 1 metre in height. (2) Retention of a boundary fence within the rear garden, which exceeds 2 metres in height as measured from the lowest level of ground adjacent to the boundary fence. (3) Retention of an extension to the rear of the property complies with exemptions afforded under Schedule 2, Part 1, Class 1 of the Planning and Development Regulations 2001, as amended, all at 11, Sweetmount Park, Dundrum, Dublin. The proposed development was revised by further public notice received by the planning authority on the 8th day of May, 2026.



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 provisions of the Dun Laoghaire Rathdown County Development Plan 2022-2028 as varied, including the Residential land use zoning of the site, to the established residential use on the site and the pattern of development in the area, and to the scale, form and design of the development proposed to be retained, it is considered that, subject to compliance with the conditions set out below, the development proposed to be retained would be in keeping with the established pattern of development at this location, would not seriously injure the residential or visual amenities of the area or of property in the vicinity and would be acceptable with regard to surface water drainage. The development proposed to be retained would, therefore, be in accordance with the proper planning and sustainable development of the area.

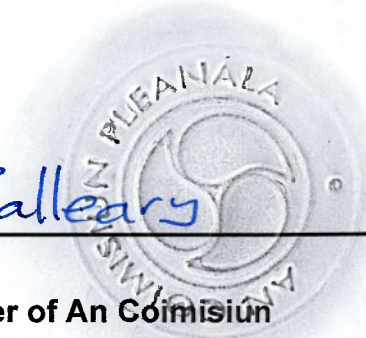
Conditions

1. The development shall be retained and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 8th day of May, 2026, 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. Drainage arrangements and the disposal of surface water shall comply with the requirements of the planning authority for such works and services. Within three months from the date of this Order, the developer shall submit details in this regard for the written agreement of the planning authority.

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



Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate
the seal of the Commission.

Dated this 06 day of October 2026