



An
Coimisiún
Pleanála

Commission Order
PL-501620-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D26A/0287/WEB

Appeal by Churchtown Preparative Meeting of the Religious Society of Friends (Quakers) against the decision made on the 3rd day of June, 2026 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Geraldine de Valera in accordance with plans and particulars lodged with the said Council.

Proposed Development: Construction of a three-storey, pitched roof, five-bedroom detached dwelling in the side garden, together with all associated site works. New vehicular access to serve the existing dwelling (number 81), incorporating a dropped kerb and partial removal of the front boundary wall, and the use of the existing vehicular access to serve the proposed dwelling. Demolition of conservatory to the side of existing house at 81 Churchtown Road Lower, Rathmines Little, 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 'A' zoning objective for the area as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and to the size, configuration and infill nature of the site, it is considered that subject to compliance with the conditions set out below, the proposed development would not be injurious to the visual or residential property in the vicinity, and 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. All external finishes, including roof tiles/slates shall harmonise in material, colour and texture with the existing dwelling (number 81) unless otherwise indicated on the submitted drawings.

Reason: In the interest of visual amenity.

3. Surface water drainage serving the proposed development shall be provided to the requirements of the planning authority. In particular, the alignment of the proposed surface water drain, within the site and in proximity to the southern site boundary, shall be agreed in writing with the planning authority prior to the commencement of development.

Reason: In the interests of public health and amenity.

4. The proposed vehicular entrance and the dishing of the public footpath shall be constructed to the requirements of the planning authority. A minimum of one third of each front garden shall be maintained in grass or landscaped.

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

5. (a) Prior to the commencement of site preparation or construction works on the site, the developer shall submit, for the written agreement of the planning authority, details of the existing and proposed boundary treatments around the subject site, including the shared southern site boundary with the private avenue serving number 82, including details of all planting to be retained and, in the event of any planting removal along the shared southern boundary being required, all proposed new planting to be replaced along this boundary. The details submitted shall include a section drawing showing the level of the proposed dwelling foundations relative to the adjoining raised planted southern site boundary.

- (b) A revised front curtilage landscaping plan demonstrating that at least one third of the front garden area, forward of the building line, shall be maintained in grass or otherwise landscaped and shall provide for tree retention and/or planting where feasible.

Reason: In the interests of visual and residential amenities.

6. Prior to commencement of works, the developer shall submit to, and agree in writing with the planning authority, a Construction Management Plan, which shall be adhered to during construction. This plan shall provide details of intended construction practice for the development, including noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interest of public safety and amenity.

7. 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 13th day of October 2026