

An
Coimisiún
Pleanála

Direction
CD-020521-25
ABP-320111-24

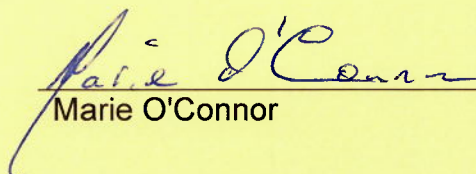
The submissions on this file and the Inspector's report were considered at a meeting held on 21/08/2025.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 03/09/2025


Marie O'Connor

DRAFT WORDING FOR ORDER

Reasons and Considerations

The application relates to the construction of a surface water drain on an area of open space to connect to an existing sewer at Woodside Estate within South Dublin County Council from a proposed overall development for the demolition of a dwelling and tennis court and the construction of two apartment buildings comprising 52 apartments and basement carpark at 39 Woodside Drive, Rathfarnham within the boundary of Dún Laoghaire-Rathdown County Council.

Having regard to the refusal of the main aspect of the project (ABP-321796-25) the Commission considered that further assessment of this application would be

premature in the absence of clarity on the nature of any proposed development of the overall site and the nature and quantity of surfacewater that would be generated from any proposed development of the main site.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission accepted that the principle of the construction of a surface water drain to connect to the existing sewer at Woodside Estate was in accordance with proper planning and sustainable development in the area but given that the assessment of the quantity and quality of the surfacewater from the proposed site was dependent on the overall design and layout of the proposed development it was considered premature.