



An
Coimisiún
Pleanála

Direction
CD-020768-25
ABP-322623-25

The submissions on this file and the Inspector's report were considered at a meeting held on 23/09/2025.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations, and subject to the following conditions.

Planning

Commissioner:


Tom Rabbette

Date: 24/09/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the zoning objective for the site as set out in the Dún Laoghaire Rathdown Development Plan 2022 – 2028, the planning history on the site, the National Planning Framework – First Revision (2025), Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024), Sustainable Urban Housing: Design Standards for New Apartments, (2023) and the nature and extent of the proposed development, it is considered that subject to compliance with conditions below, the proposed development, would not seriously injure the amenities of the area or properties in the vicinity, would not be prejudicial to public health or the environment and would generally be acceptable in terms of

design, traffic safety and amenity. 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. In default of agreement, such issues may be referred to An Coimisiún Pleanála for determination.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted under planning register ref. no. D22A/0475 (ACP Ref. ABP-316304-23), as modified under planning register ref. no. D24A/0426 (ACP Ref. ABP-320724-24). This permission shall expire on the same date as planning register ref. no. D22A/0475 (ACP Ref. ABP-316304-23).

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.