



An
Coimisiún
Pleanála

Direction
CD-021945-26
ACP-323434-25

The Commission considered the contents of the letter from the planning authority dated 11/12/2025 and the associated Internal Memorandum to the Commission dated 12/01/2026.

The Commission decided to amend the Commission Order ACP-323434-25 by adding Condition No. 12 as indicated hereunder pursuant to section 146A(b)(i) of the Planning and Development Act (as amended):

12. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of roads, footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.

(The Commission further decided that a financial contribution in lieu of public open space does not apply in this instance as the application site area is stated as 0.186 ha. and section 12.8.3.1 *Public Open Space* of the Dun Laoghaire Rathdown County

Development Plan 2022-2028 states, inter alia, the following "On overall sites of less than 0.25 ha, the Council may also consider levying a contribution in lieu of public open space.")

**Planning
Commissioner:**



Date: 19/02/2026

Tom Rabbette