



An
Coimisiún
Pleanála

Commission Direction
CD-000180
PL-500104-DR

The submissions on this file and the Inspector's report were considered at a meeting held on 25 February 2026.

The Commission decided to grant permission generally in accordance with the Inspector's recommendation, subject to the amendments shown in manuscript on the attached copy of the draft order.

Planning Commissioner:

Eamonn James Kelly

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Date:

27th day of February 2026

Reasons and Considerations

Having regard to the site location on lands zoned 'A' where it is an objective to provide residential development and improve residential amenity while protecting existing residential amenity', the acceptable nature in principle of increasing density on a highly accessible site in a serviced urban area having regard to

housing provision objectives of the National Planning Framework (as revised 2025), the provisions of Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities 2024 and also having regard to the nature, scale and design of the proposed and permitted development on the site and the pattern of existing development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would encourage the establishment of sustainable residential communities by ensuring that a wide variety of housing and apartment types, sizes and tenures is provided in an accessible location within the county, would not seriously injure the residential or visual amenities of the area or of property in the vicinity, would not detract from the setting or integrity of Saint Anne's a Protected Structure within the site, would be acceptable in terms of urban design, and quantum of development and amenities and would be acceptable in terms of traffic and pedestrian safety and convenience. 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, or as otherwise stipulated by conditions hereunder, and the

development shall be carried out and completed in accordance with the agreed particulars.

Reason: In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (planning reference number D23A/0806) unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

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

3. Vertical privacy screens shall be provided to the open ends of units 4, 12 and 15. Details shall be submitted for the written agreement with the planning authority prior to commencement of development of Block C.

Reason: In the interest of residential amenity.

4. The proposed car parking layout shall be amended as follows:

(a) Overall car parking shall be reduced to a maximum of 20 car spaces for Blocks A, B and C.

- (i) seven car park space for Block C,
 - (ii) nine car park spaces for Blocks A and B, and
 - (iii) four visitor spaces.
- (b) Spaces numbers 6-12 shall be removed and replaced with public open space.

All such details shall be submitted for the written agreement with the planning authority prior to commencement of development of Block C.

Reason: In the interest of sustainable transport and safety.

5. The bicycle parking layout and facilities shall be amended/clarified to provide, in accordance with the Council Standards for Cycle Parking and Associated Cycling Facilities for New Development and relevant provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 as follows:

- (a) A minimum of 28 secure covered resident cycle parking spaces.
- (b) Six visitor cycle parking spaces to serve Block C.
- (c) Long stay cycle facility indicated in the site layout plan (drawing number PL-S-100 Rev. F) shall be relocated to the south of Block C.

(d) Electric charging points to be provided at an accessible location for charging cycles/scooters/mobility scooters.

Low cycle stands with front wheel support shall not be used in meeting requirements for (a) and (b) above.

Details to be submitted to and agreed in writing with the planning authority prior to commencement of development of Block C.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

6. The site shall be landscaped including the provision of a gym area in the communal open space and nature-based play area in the public open space generally in accordance with submitted layout but subject to comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This scheme shall include the following:

(a) A plan to scale of not less than [1:500] showing –

- (i) The species, variety, number, size and locations of all proposed trees and shrubs which shall comprise predominantly native species such as mountain ash, birch, willow, sycamore, pine, oak, hawthorn, holly, hazel, beech or alder and which shall not include prunus species.
 - (ii) Details of screen planting which shall not include cupressocyparis x leylandii.
 - (iii) Details of roadside/street planting which shall not include prunus species.
 - (iv) Hard landscaping works specifying surfacing materials, furniture, gym equipment and finished levels.
- (b) Specifications for mounding, levelling, cultivation and other operations associated with plant and grass establishment.
- (c) A timescale for implementation including details of phasing.

All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development, shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interest of residential and visual amenity.

7. No additional development shall take place above roof level, including lift motors, air handling equipment, storage tanks, ducts, or other external plant other than those shown on the drawings hereby approved unless authorised by a prior grant of planning permission.

Reason: In the interest of visual amenity and to protect the setting of Protected Structures in the area.

8. Prior to the commencement of development, the developer shall enter into water and waste-water connection agreement(s) with Uisce Éireann.

Reason: In the interest of public health.

9. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority [in relation to the transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as

amended], unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

10. 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.

11. 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.

Note

1. The Commission did not agree with the assessment of the Inspector in relation to overlooking to the east. Having regard to the separation distances to adjacent dwellings to the east and the assessment of the planning authority, the Commission agreed that conditioning the provision of screens is adequate to avoid undue overlooking in this urban setting. In addition, the Commission did not agree that direct overlooking from unit 27 on the third level would be a significant issue warranting some form of privacy screening to the fenestration in light of

the 5.7 metre setback from the eastern edge of the proposed development. The Inspector's recommended Condition 3(a) and (c) were therefore omitted.

2. A number of recommended conditions were omitted by the Commission as they were already provisioned in the parent permission referenced in Condition 2.