

The submissions on this file and the Inspector's report were considered at a meeting held on 10 April 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

1.0 Reasons and Considerations

1) Having regard to the location of the proposed development, the residential zoning objective and Policy Objective PHP18 (Residential Density) which seeks a higher residential density in the Dún Laoghaire–Rathdown County Development Plan 2022–2028, together with the provisions of the Kiltiernan Glenamuck Local Area Plan, 2025 including policy KGLAP28, which seeks to promote and support residential densities in line with Policy Objective PHP18 and states ‘Lands located to the east of the Kiltiernan - Glenamuck Link Road shall achieve a residential density of 50-80 dwellings per hectare ‘ at this location to reflect its accessibility and which is considered to be consistent with the sustainable transport and compact growth objectives of the National Planning Framework, it is considered that the proposed density of approximately 41 units per hectare constitutes an excessively low density of development for such land. It is therefore considered that the proposed development would materially contravene Policy Objective PHP18 which states it is objective ‘to promote compact urban growth’ and ‘encourage higher densities’ and policy KGLAP28 and would by itself

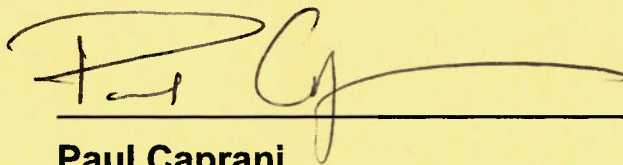
and the precedence it would set for serviced and accessible lands, serve to militate against these policies objectives and undermine the provision of compact settlements and the safeguarding of investment in public transport infrastructure. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2) Notwithstanding, the revised house type submitted with the appeal documentation, it is considered that the proposed provision of 43sq.m. of private open space for 3 storey dwellings of 155 square metres with 4 habitable rooms on the upper levels and which could reasonably be converted to provide additional bedroom accommodation than stated, fails to provide the minimum private open space required for the occupancy of such units. The proposed development is therefore contrary to SPPR 2 of the Guidelines for Planning Authorities: Sustainable Residential Development and Compact Settlements (2024) in its provision of private amenity space and would be therefore contrary to the proper planning and sustainable development of the area.

3) Having regard to car parking provision and layout as proposed in revised drawings submitted with the appeal documentation which seeks to reduce car parking spaces from 41 to 24 is not an appropriate design solution in the context of the overall scheme, and results in incidental left-over space to the front of the existing terrace of houses. Accordingly it is considered that the proposed development fails to adequately consider the urban context of the site or respond to the denser character and more recent pattern of development of the

surrounding area. The proposed revised parking arrangements would therefore be contrary to the proper planning and sustainable development of the area.

Planning Commissioner:

A handwritten signature in black ink, appearing to read 'Paul Caprani', written over a solid horizontal line.

Paul Caprani

Date:

10th day of April 2026