



An
Coimisiún
Pleanála

Commission Order ABP-313252-22M

Planning and Development Acts 2000 as amended

Amendment of Commission Order

Planning Authority: Dún Laoghaire-Rathdown County Council

Development Concerned:

1. Demolition of the non-original fabric of Chesterfield House (210 square metres Gross Floor Area) and its reconstruction to accommodate three number Build to Sell apartments, resulting in a change of use from office and caretaker residence to residential use;
2. Change of use of the existing 'Summer House' (59.3 square metres Gross Floor Area) to caretaker's maintenance and storage, including alterations and internal modifications;
3. Demolition of three number derelict sheds (combined 113 square metres Gross Floor Area) and decommissioned water tank;
4. The construction of 366 number residential units, with a cumulative gross floor area of 34,109 square metres comprising;

- (a) 355 number Build-to-Rent apartments across six number blocks in the southern portion of the site ranging in height from three storeys to eight storeys over basement incorporating 26 number studio, 138 number one-bed, 163 number two-bed and 28 number three-bed units, all with private amenity space;
 - (b) three number Build-to-Sell apartments (referred to above, comprising one number two-bed and two number three-bed units) contained within a re-constructed Chesterfield House, all with private amenity space; and
 - (c) eight number Build-to-Sell, two and a half-storey, four-bedroom semi-detached houses to the north of Chesterfield House, all with private amenity space;
- 5. The construction of a childcare facility at ground floor level in Block Number 2 with a gross floor area of 532 square metres, with associated outdoor play area of 201 square metres and two number designated staff car-parking spaces located at basement level;
 - 6. The provision of a build to rent residents' services and amenities hub (combined 906 square metres) located at basement level to accommodate a range of uses including a gym, aerobics room, residents' lounge, cafe, co-working area, chef's kitchen, two number meeting rooms, and multipurpose/media/presentation space;
 - 7. The provision of build to rent residential support facilities (with a combined gross floor area of 429.3 square metres) comprising concierge, parcel room, bin stores, cleaner's rooms, and caretaker's maintenance and storage (former 'Summer House');
 - 8. The provision of 5,260 square metres of public open space and 11,260 square metres of communal open space;
 - 9. The construction of one number bin and bike store with a combined gross floor area of 27.8 square metres to serve Chesterfield House and four number bike stores with a cumulative gross floor area of 119 square metres in the southern part of the site;

10. The provision of 644 number bicycle parking spaces (540 number long stay, 90 number visitor and 14 number for use by the childcare facility);
11. The provision of a total of 290 number car parking spaces comprising 22 number surface level and 268 number basement level car parking spaces. Car parking on site will include 56 number electric vehicle spaces, 12 number universal access spaces, eight number visitor spaces, two number car-sharing spaces and two number car parking spaces designated for the childcare facility;
12. 11 number motor-cycle parking spaces at basement level;
13. Two number pedestrian paths and access gates for potential future access (subject to agreement) at the boundary with Clonfadda to the south and Cherbury to the west;
14. Access will be via the existing access on Cross Avenue and improvement works are proposed to this entrance including the construction of an ornate patterned steel panel (30 metres by 3.7 metres) incorporating signage (2.6 metres by 0.3 metres) to the east of the existing entrance and signage (2.2 metres by 1.5 metres) on the existing wall to the west;
15. Works to the public footpath in the form of a raised table pedestrian crossing, waste layby area, drop-off and set down spaces, improvements to and realignment of the existing internal vehicular access road from the Cross Avenue entrance to provide for a road of 5.5 metres in width and two metres wide footpath;
16. Realignment and enlargement of the existing on-site ornamental pond to facilitate surface water attenuation;
17. Installation of infrastructure along Cross Avenue to facilitate connections to the municipal potable water supply at the junction of Cross Avenue and Booterstown Avenue and the surface water sewer at the junction of Cross Avenue and Mount Merrion Avenue;
18. The construction of two number single-storey ESB sub-stations with a combined gross floor area of 51 square metres; and

19. All ancillary site development works including plant, waste storage areas, landscaping, green roofs, boundary treatment, outdoor lighting, and solar PV panels.

The 355 number Build-To-Rent apartments will be constituted as a long-term rental housing scheme, and this planning application is accompanied by a proposed covenant or legal agreement further to which appropriate planning conditions may be attached to any grant of permission to ensure that the development remains as such.

The proposed development also consists of the carrying out of works to a protected structure, 'Original Drawing Room' (RPS number 171) which is contained within Chesterfield House. The protected structure will be retained within the proposed re-constructed Chesterfield House.

All on a site of circa 3.4 hectares located at Chesterfield, Cross Avenue, Blackrock, County Dublin. The subject site encompasses an area of circa 3.17 hectares and the balance of circa 0.23 hectares incorporates the public road, Cross Avenue, which is included to accommodate works to facilitate connections to surface water and potable water supply services.

WHEREAS the Commission made a split decision to grant permission for:

1. Demolition of the non-original fabric of Chesterfield House (210 square metres Gross Floor Area) and change of use of the remaining structure from office and caretaker residence to residential use;
2. Change of use of the existing 'Summer House' (59.3 square metres Gross Floor Area) to caretaker's maintenance and storage, including alterations and internal modifications;
3. Demolition of three number derelict sheds (combined 113 square metres Gross Floor Area) and decommissioned water tank;

4. The construction of 11 number residential units comprising: (a) three number Build-to-Sell apartments (one number two-bed and two number three-bed units) contained within a re-constructed Chesterfield House, all with private amenity space; and, (b) eight number Build-to-Sell, two and a half-storey, four-bedroom semi-detached houses to the north of Chesterfield House, all with private amenity space;
5. The proposed development also consists of the carrying out of works to Chesterfield House which contains a protected structure, 'Original Drawing Room' (RPS no. 171). Importantly, the protected structure will be retained within the proposed re-constructed Chesterfield House at Chesterfield, Cross Avenue, Blackrock, County Dublin in accordance with the said plans and particulars based on the Reasons and Considerations marked (1) under and subject to the conditions set out below,

and to refuse permission for:

the construction of 355 number residential units comprising:

1. 355 number Build-to-Rent apartments across six number blocks in the southern portion of the site ranging in height from three-storeys to eight-storeys over basement incorporating 26 number studio apartments, 138 number one-bed apartments, 163 number two-bed apartments and 28 number three-bed apartments, all with private amenity space;
2. The construction of a childcare facility at ground floor level in Block Number 2 with a gross floor area of 532 square metres, with associated outdoor play area of 201 square metres and two number designated staff car-parking spaces located at basement level;
3. The provision of a Build-to-Rent residents' services and amenities hub (combined 906 square metres) located at basement level to accommodate a range of uses including a gym, aerobics room, residents' lounge, café, co-working area, chef's kitchen, two number meeting rooms, and multipurpose/media/presentation space;

4. The provision of Build-to-Rent residential support facilities (with a combined gross floor area of 429.3 square metres) comprising concierge, parcel room, bin stores, cleaner's rooms, and caretaker's maintenance and storage (former 'Summer House');
5. The provision of 5,260 square metres of public open space and 11,260 square metres of communal open space;
6. The construction of one number bin and bike store with a combined gross floor area of 27.8 square metres to serve Chesterfield House and four number bike stores with a cumulative gross floor area of 119 square metres in the southern part of the site;
7. The provision of 644 number bicycle parking spaces (540 number long stay, 90 number visitor and 14 number for use by the childcare facility);
8. The provision of a total of 290 number car parking spaces comprising 22 number surface level and 268 number basement level car parking spaces. Car parking on site will include 56 number electric vehicle spaces, 12 number universal access spaces, eight number visitor spaces, two number car-sharing spaces and two number car parking spaces designated for the childcare facility;
9. 11 number motor-cycle parking spaces at basement level;
10. Two number pedestrian access paths and access gates for potential future access (subject to agreement) at the boundary with Clonfadda to the south and Cherbury to the west;
11. Access via the existing access on Cross Avenue and improvement works proposed to this entrance including the construction of an ornate patterned steel panel (30 metres by 3.7 metres) incorporating signage (2.6 metres by 0.3 metres) to the east of the existing entrance and signage (2.2 metres by 1.5 metres) on the existing wall to the west, works to the public footpath in the form of a raised table pedestrian crossing, waste layby area, drop-off and set down spaces, improvements to and realignment of the existing internal vehicular access road from the Cross Avenue entrance to provide for a road of 5.5 metres in width and two metres wide footpath;

12. Realignment and enlargement of the existing on-site ornamental pond to facilitate surface water attenuation;
13. Installation of infrastructure along Cross Avenue to facilitate connections to the municipal potable water supply at the junction of Cross Avenue and Booterstown Avenue and the surface water sewer at the junction of Cross Avenue and Mount Merrion Avenue;
14. The construction of two number single-storey ESB sub-stations with a combined gross floor area of 51 square metres;
15. All ancillary site development works including plant, waste storage areas, landscaping, green roofs, boundary treatment, outdoor lighting, and solar PV panels at Chesterfield, Cross Avenue, Blackrock, County Dublin based on the Reasons and Considerations marked (2) under,

in relation to the above-mentioned development by order dated the 12th day of September 2024:

AND WHEREAS it has come to the attention of the Commission that due to an error in the Commission's decision Order dated the 12th day of September, 2024, the Commission has decided to exercise its powers under section 146A(1)(b) of the Planning and Development Act 2000, as amended and that the number 11 wording of the Commission's Order, as set out below, should be removed from the decision part of the Order for Refusal and, therefore, should be included as part of the decision to grant permission, and also by the addition of condition number 15 as set out below:

- '11. Access shall be via the existing access on Cross Avenue and improvement works proposed to this entrance including the construction of an ornate patterned steel panel (30 metres by 3.7 metres) incorporating signage (2.6 metres by 0.3 metres) to the east of the existing entrance and signage (2.2 metres by 1.5 metres) on the existing wall to the west; works to the public footpath in the form of a raised table pedestrian crossing, waste layby area, drop-off and set down spaces, improvements to, and realignment of, the

existing internal vehicular access road from the Cross Avenue entrance to provide for a road of 5.5 metres in width and two metres wide footpath.'

15. Final details of the improvement works to the existing access off Cross Avenue and improvements to, and realignment of, the existing internal vehicular road, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development, to ensure suitable vehicular, cycle and pedestrian access to the permitted dwellings:

Reason: In the interest of orderly development.

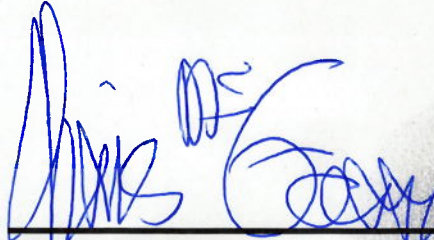
AND WHEREAS the Commission considered that the correction of the above-mentioned errors would not result in a material alteration of the terms of the development,

AND WHEREAS having regard to the nature of the issues involved, the Commission decided not to invite submissions in relation to the matter from persons who had made submissions or observations in relation to the application the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1) of the Planning and Development Act 2000, as amended, the Commission hereby amends the above-mentioned decision, as set out above.

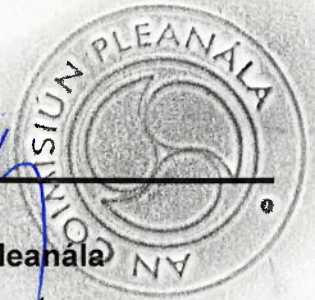
The Commission decided that it is appropriate to amend its Order dated 12th day of September, 2024, as set out above in order to facilitate the decision where the amendment may reasonably be regarded as having been contemplated by either a particular provision of the decision or the terms of the decision which were not expressly provided.

Specifically, the provision of suitable vehicular cycle and pedestrian access is evidently contemplated in the grant of permission for 11 residential units and associated works.



Chris McGarry

**Member of An Coimisiún Pleanála
duly authorised to authenticate
the seal of the Board.**



Dated this 24th day of November 2025.