



An  
Coimisiún  
Pleanála

Commission Order  
ABP-320111-24

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**Planning and Development Act 2000, as amended**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD24A-0084W**

**APPEAL** by Philip McDonagh of 60 Woodside, Dodder Park Road, Rathfarnham, Dublin 14 against the decision made on the 11<sup>th</sup> day of June 2024 by South Dublin County Council to grant, subject to conditions, a permission to Anthony Byrne care of SCA Planning Limited Planning and Development Consultants of Unit 17A Bridgecourt Office Park, Walkinstown Avenue, Walkinstown, Dublin for the proposed development.

**Proposed Development:** Demolition of existing dwelling and tennis court; Construction of two number apartment buildings set around landscaped open space. The northern building (Block A) has a height of four-storey over basement. The southern building (Blocks B & C) has a height of four to five-storey over basement. The proposed buildings will accommodate 52 number apartments comprising 38 number two-bedroom and 14 number three-bedroom units, all with associated balconies/terraces. The basement will accommodate 58 number car parking spaces, refuse store, plant room and apartment storage area. The development will include: Vehicular and pedestrian access from Woodside Drive via a revised entrance arrangement; Ramped vehicular access to the basement; Cycle parking, landscaped open spaces and boundary treatments; Construction of a foul drain to connect to

the existing sewer at Woodside Drive/Hillside Drive; Construction of a surface water drain to connect to the existing sewer at Woodside estate (located within the boundary of South Dublin County Council); Associated site works and services. The application is submitted to Dun Laoghaire Rathdown County Council and South Dublin County Council. The site is located within the curtilage of a protected structure (lime kiln, ref. 315), 39 Woodside Drive, Rathfarnham, Dublin 14, D14 C8Y0.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **Reasons and Considerations**

The application relates to the construction of a surface water drain on an area of open space to connect to an existing sewer at Woodside Estate within South Dublin County Council from a proposed overall development for the demolition of a dwelling and tennis court and the construction of two apartment buildings comprising 52 apartments and basement carpark at 39 Woodside Drive, Rathfarnham within the boundary of Dún Laoghaire-Rathdown County Council. Having regard to the refusal of the main aspect of the project (ABP-321796-25) the Commission considered that further assessment of this application would be premature in the absence of clarity on the nature of any proposed development of the overall site and the nature and quantity of surface water that would be generated from any proposed development of the main site.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission accepted that the principle of the construction of a surface water drain to connect to the existing sewer at Woodside Estate was in accordance with proper planning and sustainable development in the area but given that the assessment of the quantity and quality of the surface water from the proposed site was dependent on the overall design and layout of the proposed development it was considered premature.

  
Marie O'Connor

Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.



Dated this 04<sup>th</sup> day of September 2025.