



An  
Bord  
Pleanála

Board Order  
ABP-320724-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D24A/0426/WEB**

**Appeal** by Alison Ferguson and Ray O'Meara of 61 Whately Place, Upper Kilmacud Road, Stillorgan, County Dublin against the decision made on the 7<sup>th</sup> day of August, 2024 by Dún Laoghaire Rathdown County Council to grant, subject to conditions, a permission to St Annes Property Limited care of CDP Architecture of 4 The Mall, Lower Main Street, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Permission to modify the previously approved application Dún Laoghaire-Rathdown County Council Register Reference D22A/0475 and ABP-316304-23 at St. Anne's Convent, Kilmacud Road Upper, Kilmacud, Stillorgan, County Dublin. The proposed modifications involve a revised basement layout with a reduced floor area (from 1573.61 square metres to 1200.5 square metres) and a reduction in car parking spaces (from 34 to 22). There are no changes proposed for the ground and upper floors, all with associated site works and development works, at St. Anne's Convent, Kilmacud Road Upper, Kilmacud, Stillorgan, County Dublin.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

Having regard to the site's accessible urban location and proximity to public transport, its proximity to a range of services and amenities and the extent of bicycle parking space provision proposed on site, it is considered that, subject to compliance with the conditions set out below, the proposed development would be acceptable in terms of parking provision, would not seriously injure the amenities of the area or properties in the vicinity and would comply with the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities (2023) and the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities (2024). 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 and the development shall be carried out and completed in accordance with the agreed particulars. In default of agreement, such issues may be referred to An Bord Pleanála for determination.

**Reason:** In the interest of clarity.

2. Apart from any departures specifically authorised by this permission, the development shall be carried out and completed in accordance with the terms and conditions of the permission granted under planning register reference number D22A/0475 (An Bord Pleanála Order No. ABP-316304-23) 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.

  
Tom Rabbette

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

Dated this  day of  2025.