



An  
Coimisiún  
Pleanála

## Commission Order ABP-320912-24

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

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

**Application** by Dún Laoghaire-Rathdown County Council, in partnership with the Land Development Agency, for approval under section 175 and 177AE of the Planning and Development Act 2000, as amended, in accordance with plans and particulars, including an Environmental Impact Assessment Report and Natura Impact Statement, lodged with An Coimisiún Pleanála on the 26<sup>th</sup> day of September 2024 as amended by the Further Information received on the 15<sup>th</sup> day of May 2025.

**Proposed Development:** The proposed development of a residential scheme of 934 number dwellings on an overall site of circa 9.7 hectares.

The development will consist of the demolition of existing structures associated with the existing use (3,677 square metres), including:

- (a) Single storey former swimming pool / sports hall and admissions unit (2,750 square metres).
- (b) Two storey redbrick building (305 square metres).
- (c) Single storey ancillary and temporary structures including portacabins (618 square metres).
- (d) Removal of existing internal sub-divisions/ fencing, including removal of security fence at Dundrum Road entrance.
- (e) Demolition of section of porch and glazed screens at Gate Lodge building (4 square metres).

- (f) Removal of walls adjacent to Main Hospital Building.
- (g) Alterations and removal of section of wall to Walled Garden.

The development will also consist of alterations and partial demolition of the perimeter wall, including:

- (a) Alterations and removal of section of perimeter wall adjacent to Rosemount Green (south).
- (b) Formation of a new opening in perimeter wall at Annville Grove to provide a pedestrian and cyclist access.
- (c) Alterations and removal of sections of wall adjacent to Dundrum Road (including removal of existing gates and entrance canopy), including reduction in height of section, widening.
- (d) of existing vehicular access, and provision of a new vehicle, cyclist and pedestrian access.
- (e) Alterations and removal of section of perimeter wall adjacent to Mulvey Park to provide a pedestrian and cyclist access.

The development with a total gross floor area of circa 94,058 square metres (circa 93,980 square metres excluding retained existing buildings), will consist of 934 number residential units comprising:

- (a) 926 number apartments (consisting of 342 number one bedroom units; 98 number two bedroom (3 person) units; 352 number two bedroom (4 person) units; and 134 number three bedroom units) arranged in 9 blocks (Blocks 02-10) ranging between 2 and 8 storeys in height (with a lower ground floor to Blocks 02 and Block 10 and Basements in Blocks 03 and 04), together with private balconies and private terraces and communal amenity open space provision (including courtyards) and ancillary residential facilities, including an 130 square metres internal residential amenity area at the Ground Floor Level of Block 3.
- (b) Six number three-bedroom duplex apartments located at Block 02, together with private balconies and terraces.
- (c) Two number five-bedroom assisted living units and private rear gardens located at Block 02.

The development will also consist of 4,380 square metres of non-residential uses, comprising:

- (a) Change of use and renovation of existing single storey Gate Lodge building (former reception/staff area) to provide a café unit (78 square metres).
- (b) One number restaurant unit (266 square metres) located at ground floor level at Block 03.
- (c) Three number retail units (1,160 square metres) located at ground floor level at Blocks 03 and 07.
- (d) One number medical unit (288 square metres) located at ground floor level at Block 02.
- (e) A new childcare facility (716 square metres) and associated outdoor play area located at lower ground and ground floor level at Block 10.
- (f) A management suite (123 square metres) located at ground floor level at Block 10.
- (g) A new community centre facility, including a multi-purpose hall, changing rooms, meeting rooms, storage and associated facilities (1,749 square metres) located at ground and first floor level at Block 06.

Vehicular access to the site will be from a new signalised access off Dundrum Road to the south of the existing access and the existing access off Dundrum Road will be retained for emergency vehicle, pedestrian and cyclist access only. The development will also consist of the provision of public open space and related play areas; hard and soft landscaping including internal roads, cycle and pedestrian routes, active travel routes for cyclists and pedestrians, pathways and boundary treatments, street furniture, wetland features, part-basement, car parking (524 number spaces in total, including car sharing and accessible spaces); motorcycle parking; electric vehicle charging points; bicycle parking (long and short stay spaces including stands); Electricity Supply Board substations, piped infrastructural services and connections (including connection into existing surface water sewer in St. Columbanus Road); ducting; plant (including external plant for Air Source Heat Pumps and associated internal heating plantrooms); waste management provision; Sustainable Urban Drainage Systems (SuDS) measures (including green roofs, blue roofs, bio-retention areas); attenuation tanks; sustainability measures (including solar

panels); signage; public lighting; any making good works to perimeter wall and all site development and excavation works above and below ground.

All located on the former Central Mental Hospital, Dundrum Road, Dundrum, and areas of Dundrum Road and St. Columbanus Road, Dublin.

## **Decision**

**APPROVE the above proposed development based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

The Commission made its decision consistent with the Climate Action and Low Carbon Development Act 2015 (as amended), the Climate Action Plan 2024 and Climate Action Plan 2025, and had regard to the following:

- (a) the relevant provisions of the European Union Directive 2011/92/EU as amended by Directive 2014/52/EU (Environmental Impact Assessment Directive) on the assessment of the effects of certain public and private projects on the environment,
- (b) the provisions of the European Union Habitats Directive (92/43/EEC),
- (c) the provisions of the European Union Water Framework Directive (2000/60/EC),
- (d) the likely consequences for the environment and the proper planning and sustainable development of the area in which it is proposed to carry out the

proposed development and the likely significant effects of the proposed development on a European Site,

- (e) the documentation and further information submitted as part of the application, including the Environmental Impact Assessment Report and the Natura Impact Statement,
- (f) the policies and objectives of the Dún Laoghaire-Rathdown County Development Plan 2022–2028 and the Dundrum Local Area Plan 2023,
- (g) the nature, scale and design of the proposed development,
- (h) the pattern of existing and permitted development and the availability of adequate social and physical infrastructure in the area,
- (i) the provisions of Housing for All – A New Housing Plan for Ireland issued by the Department of Housing, Local Government and Heritage in September 2021, and Delivering Homes, Building Communities 2025-2030: An Action Plan on Housing Supply and Targeting Homelessness issued by the Department of Housing, Local Government and Heritage in November 2025,
- (j) the provisions of the National Planning Framework First Revision, April 2025,
- (k) the provisions of the Urban Development and Building Heights Guidelines for Planning Authorities, issued by the Department of Housing, Planning and Local Government in December 2018,
- (l) the provisions of the Sustainable Urban Housing: Design Standards for New Apartments, Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in July 2023,
- (m) the provisions of Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in January 2024,
- (n) the provisions of the Design Manual for Urban Roads and Streets, issued by the Department of Transport, Tourism and Sport and the Department of Housing, Planning and Local Government in 2019,
- (o) the provisions of the Eastern and Midland Regional Assembly Regional Spatial and Economic Strategy 2019-2031,

- (p) the provisions of the Greater Dublin Area Transport Strategy 2022-2042 prepared by the National Transport Authority,
- (q) the Planning System and Flood Risk Management Guidelines for Planning Authorities (including the associated Technical Appendices), issued by the Office of Public Works and Department of Environment, Heritage and Local Government, 2009,
- (r) the Childcare Facilities Guidelines for Planning Authorities, issued by the Government of Ireland, 2001,
- (s) the Architectural Heritage Protection Guidelines for Planning Authorities, issued by the Department of Arts, Heritage and the Gaeltacht, 2011,
- (t) the submissions and observations received, and,
- (u) the report of the Planning Inspector.

#### **Appropriate Assessment Stage 1:**

The Commission agreed with and adopted the screening assessment and conclusion carried out in the Inspector's report that the South Dublin Bay Special Area of Conservation (Site Code: 000210), South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024), North Dublin Bay Special Area of Conservation (Site Code: 000206), North Bull Island Special Protection Area (Site Code: 004006), and North-west Irish Sea Special Protection Area (Site Code: 004236), are the only European Sites in respect of which the proposed development has the potential to have a significant effect.

#### **Appropriate Assessment Stage 2:**

The Commission considered the Natura Impact Statement and associated documentation submitted with the application for approval, the mitigation measures contained therein, the submissions and observations on file, and the Inspector's assessment. The Commission completed an appropriate assessment of the implications of the proposed development for the affected European Sites, namely South Dublin Bay Special Area of Conservation (Site Code: 000210), South Dublin Bay and River Tolka Estuary Special Protection Area (Site Code: 004024), North



Dublin Bay Special Area of Conservation (Site Code: 000206), North Bull Island Special Protection Area (Site Code: 004006), and North-west Irish Sea Special Protection Area (Site Code: 004236), in view of the Sites' conservation objectives. The Commission considered that the information before it was adequate to allow the carrying out of an appropriate assessment. In completing the appropriate assessment, the Commission considered, in particular, the following:

- i. the likely direct and indirect impacts arising from the proposed development both individually or in combination with other plans or projects,
- ii. the mitigation measures which are included as part of the current proposal, and,
- iii. the conservation objectives for the European Sites.

In completing the appropriate assessment, the Commission accepted and adopted the appropriate assessment carried out in the Inspector's report in respect of the potential effects of the proposed development on the integrity of the aforementioned European Sites, having regard to the Sites' conservation objectives.

In overall conclusion, the Commission was satisfied that the proposed development, by itself or in combination with other plans or projects, would not adversely affect the integrity of the European Sites, in view of the Sites' conservation objectives.

### **Environmental Impact Assessment:**

The Commission completed an environmental impact assessment of the proposed development, taking into account:

- (a) the nature, scale, location, and extent of the proposed development,
- (b) the Environmental Impact Assessment Report and associated documentation submitted with the application, including the further information submitted,
- (c) the submissions received from observers and prescribed bodies, and
- (d) the report of the Planning Inspector.

The Commission considered that the Environmental Impact Assessment Report, supported by the documentation submitted by the applicant, adequately identifies and describes the direct, indirect, and cumulative effects of the proposed

development on the environment. The Commission is satisfied that the information contained in the Environmental Impact Assessment Report complies with the provisions of European Union Directive 2014/52/EU amending Directive 2011/92/EU. The Commission completed an environmental impact assessment in relation to the proposed development and concluded that, subject to the implementation of the mitigation measures proposed as set out in the Environmental Impact Assessment Report, and subject to compliance with the conditions set out below, the effects of the proposed development on the environment, by itself and in combination with other plans and projects in the vicinity, would be acceptable. In doing so, the Commission adopted the report and conclusions of the Inspector.

**Reasoned Conclusion on Significant Effects:**

The Commission considered, and agreed with the Inspectors reasoned conclusions, that the main significant direct and indirect effects of the proposed development on the environment are and would be mitigated as follows:

**Population and Human Health:** Negative construction-related noise disturbance within 50 metres of the nearest Noise Sensitive Locations, which would be acceptable having regard to its moderate to significant extent and the temporary duration of same.

**Cultural Heritage:** Positive built heritage effects as a result of the refurbishment and re-use of the Gate Lodge.

**Landscape:** Neutral to positive townscape/visual effects as a result of improvements to the interface with Dundrum Road and Rosemount Green.

**Proper Planning and Sustainable Development/Likely Significant Effects on the Environment:**

The Commission considered that the proposed development would provide a high quality residential scheme with ancillary community amenities and infrastructure consistent with national, regional and local policies to promote compact growth and the efficient use of serviced zoned land, and subject to compliance with the



conditions set out below, would provide an acceptable quantum and mix of development at this location which would be served by an appropriate level of public transport, social and community infrastructure; would provide an acceptable form of residential amenity for future occupants; would not seriously injure the residential amenities of property in the vicinity or the visual amenities of the area; would be acceptable in terms of built heritage impacts, urban design, height, density and scale of development; would be acceptable in terms of the quantum of car parking spaces, traffic and pedestrian safety; would not be at risk of flooding or increase the risk of flooding to other lands; would not result in any unacceptable ecological or biodiversity impacts; and would be capable of being adequately served by wastewater, surface water, and water supply networks. The Commission concluded therefore that the proposed development would comply with the provisions of the Dún Laoghaire Rathdown County Development Plan 2022-2028 and Dundrum Local Area Plan 2023 and would be in accordance with the proper planning and sustainable development of the area.

## Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars submitted on the 15<sup>th</sup> day of May 2025, except as may otherwise be required in order to comply with the following conditions. Where any conditions of approval require further details to be prepared by or on behalf of the local authority, these details shall be placed on the file and retained as part of the public record.

**Reason:** In the interests of clarity and the proper planning and sustainable development of the area and to ensure the protection of the environment.

2. The mitigation measures contained in the submitted Environmental Impact Assessment Report shall be implemented.

**Reason:** To protect the environment.

3. The mitigation measures contained in the submitted Natura Impact Statement shall be implemented.

**Reason:** To protect the integrity of European Sites.

4. The proposed pedestrian/cycle link to Annville Park shall be provided in accordance with the revised drawings submitted on the 15<sup>th</sup> day of May 2025.

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

5. The proposed development shall be amended as follows:
  - (a) The proposed vehicular exit onto Dundrum Road shall be single-lane only in accordance with the plans and particulars (Drawing Number DCD-95-ZZ-XX-DR-BMD-CE-11106 Revision P1) submitted to An Coimisiún Pleanála on the 15<sup>th</sup> day of May 2025.
  - (b) Bollards shall be erected at the southern ends of the active travel route and the turning area to the southwest of Block 6, to prevent vehicular access to Rosemount Green.
  - (c) The east-facing window in Unit B07-00-05 shall be relocated further south near the corner of the unit to facilitate views to the southeast.
  - (d) External storage for bulky items shall be provided at the basement level of Blocks 2 and 3. Any such proposals shall ensure that minimum bicycle storage spaces are maintained for each block in accordance with the Dún Laoghaire-Rathdown County Council Municipal Services Department 'Standards for Cycle Parking and associated Cycling Facilities for New Developments' (January 2018).

Prior to the commencement of development, revised drawings showing compliance with these requirements shall be placed on file and retained as part of the public record.

**Reason:** In the interests of sustainable transport and safety, and to protect the amenities of existing properties and the proposed units.

6. (a) The development shall be carried out on a phased basis in accordance with Section 11.2 Option B of the Masterplan submitted with the application.
- (b) Prior to the commencement of development, details of the phasing plan shall be placed on file and retained as part of the public record.
- (c) Work on any subsequent phases shall not commence until such time as the previous phase is completed to the written satisfaction of the local authority, which shall be placed on file and retained as part of the public record.

**Reason:** To ensure the timely protection and reuse of protected structures and the provision of services, for the benefit of the occupants of the proposed dwellings and surrounding residents.

7. Proposals for an estate and apartment numbering scheme and associated signage shall be agreed in accordance with section 12.3.4.3 of the Dún Laoghaire-Rathdown County Development Plan 2022–2028 and shall be placed on file and retained as part of the public record prior to commencement of development. Thereafter, all estate and street signs, and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed name(s) shall be based on local historical or topographical features, or other alternatives acceptable to the local authority. No advertisements/marketing signage relating to the name(s) of the development shall be erected prior to agreement of the name(s).

**Reason:** In the interest of urban legibility and to ensure the use of locally appropriate placenames for new residential areas.

8. Public lighting shall be provided in accordance with a scheme which shall be placed on file and retained as part of the public record prior to commencement of development. The scheme shall include lighting along pedestrian routes through open spaces and shall take account of the mitigation measures contained in the Environmental Impact Assessment Report and Natura Impact Statement. Such lighting shall be provided prior to the making available for occupation of any apartment unit.

**Reason:** In the interests of amenity, public safety, and nature conservation.

9. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

**Reason:** In the interests of visual and residential amenity.

10. The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths, and kerbs, shall be in accordance with the detailed construction standards and requirements of the local authority for such works, and with the relevant provisions of the Design Manual for Urban Roads and Streets.

**Reason:** In the interests of amenity and of traffic and pedestrian safety.

11. Prior to the opening/occupation of the development, a finalised Mobility Management Plan shall be prepared and shall be placed on file and retained as part of the public record. This shall provide for incentives to encourage the use of public transport, cycling, walking and carpooling by residents, staff and users of the development, including details of the finalised car-share scheme. The

mobility strategy shall be prepared and implemented by the management company for all units within the development.

**Reason:** In the interest of encouraging the use of sustainable modes of transport.

12. Prior to the commencement of development, the developer shall enter into Connection Agreements with Uisce Éireann to provide for service connections to the public water supply and wastewater collection network.

**Reason:** In the interest of public health and to ensure adequate water/wastewater facilities.

13. A plan containing details for the management of waste (and, in particular, recyclable materials) within the development, including the provision of facilities for the storage, separation and collection of the waste and, in particular, recyclable materials, shall be prepared and shall be placed on file and retained as part of the public record. Thereafter, the waste shall be managed in accordance with the agreed plan.

**Reason:** To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

14. Prior to the commencement of development, the developer, or any agent acting on its behalf, shall prepare a Resource Waste Management Plan as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The Resource Waste Management Plan shall include specific proposals as to how the Resource Waste Management Plan

will be measured and monitored for effectiveness. These details shall be placed on the file and retained as part of the public record. All records (including for waste and all resources) pursuant to the agreed Resource Waste Management Plan shall be made available for inspection at site offices at all times.

**Reason:** In the interest of sustainable waste management.

15. The construction of the development shall be managed in accordance with a Construction Environmental Management Plan, which shall be placed on file and retained as part of the public record prior to the commencement of development. This plan shall provide details of intended construction practice for the development with measures to reflect mitigation described in the submitted Environmental Impact Assessment Report and Natura Impact Statement for the application, in addition to the following:
- (a) location of the site and materials compound(s) including area(s) identified for the storage of construction refuse,
  - (b) location of areas for construction site offices and staff facilities,
  - (c) details of site security fencing and hoardings,
  - (d) details of on-site car parking facilities for site workers during the course of construction,
  - (e) details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site,
  - (f) measures to obviate queuing of construction traffic on the adjoining road network,
  - (g) measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network and for the cleaning of the same,
  - (h) alternative arrangements to be put in place for pedestrians and vehicles in the case of the closure of any public road or footpath during the course of site development works,
  - (i) details of appropriate mitigation measures for noise, dust and vibration, and monitoring of such levels,



- (j) containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater,
- (k) off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil,
- (l) means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or drains,
- (m) a record of daily checks that the works are being undertaken in accordance with the Construction Management Plan shall be kept for inspection by the local authority, and
- (n) appointment of a Residents' Liaison Officer.

**Reason:** In the interests of residential amenities, public health and safety, and environmental protection.

16. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, between 0800 to 1400 hours on Saturdays, and not at all on Sundays and public holidays. Deviation from these times will only be allowed in exceptional circumstances where prior written approval has been received from the local authority.

**Reason:** In order to safeguard the amenities of property in the *vicinity*.

17. (a) No signage, advertising structures/advertisements, security shutters, or other projecting elements, including flagpoles, shall be erected within the site and adjoining lands under the control of the local authority unless authorised by a further grant of planning permission.
- (b) The windows to the proposed non-residential units shall not be obscured by adhesive material or otherwise.

**Reason:** In the interest of visual amenity.

18. (a) All areas not intended to be taken in charge by the local authority shall be the responsibility of a legally-constituted management company.
- (b) Details of the management company contract, and drawings/particulars describing the parts of the development for which the company would have responsibility, shall be placed on file and retained as part of the public record before any of the residential units are made available for occupation.

**Reason:** To provide for the satisfactory future maintenance of this development in the interest of residential amenity.

*Mary Gurrie*

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



Dated this *22* day of *December* 2025