

An
Coimisiún
Pleanála

Commission Order
ABP-321313-24M

Planning and Development Act 2000, as amended

Amendment of Commission Order

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0736/WEB

Development Concerned: Demolition of existing dwelling and outbuildings on site (571 square metres) and the construction of 22 number residential apartments (11 number one-bed units and 11 number two-bed units) in two number blocks, comprising a three number storey block at the front (south) of the site and a two number storey block to the rear (north) of the site (both with top-level set-backs). The development also proposes the provision of a single storey bin store (22.5 square metres), bicycle store (17.5 square metres) and communal amenity building (29 square metres), the repositioning and widening of the existing vehicular access off Atmospheric Road, four number parking spaces comprising one number accessible space, two number car club spaces and one number visitor parking spaces, resident and visitor cycle parking, hard and soft landscaping, including public and communal open space, boundary treatments, balconies and terraces, green roofs, PV panels, lighting, plant and all site development works above and below ground. Works are also proposed on Atmospheric Road/The Metals along the extent of the site, including the provision of a 225-millimetre wastewater sewer to connect to the existing 300-millimetre diameter combined sewer on Barnhill

Road and road surface upgrade works and road markings. The total area of the development site and infrastructure works measures circa 0.314 hectares, all at the Barn, Atmospheric Road, Dalkey, County Dublin.

WHEREAS the Commission made a decision to grant subject to conditions a permission in relation to the above-mentioned proposed development by Order dated the 10th day of November, 2025,

AND WHEREAS it has come to the attention of the Commission that, due to a clerical error, a condition in relation to Section 48 of the Planning and Development Act 2000, as amended, was omitted from the Commission Order,

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

AND WHEREAS having regard to the nature of the issue 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 appeal the subject of this amendment,

NOW THEREFORE in accordance with section 146A(1)(b) of the Planning and Development Act 2000, as amended, the Commission hereby attaches a condition with regard to a financial contribution in lieu of public open space so that condition number 22 of its Order and the reason therefor shall be as follows:

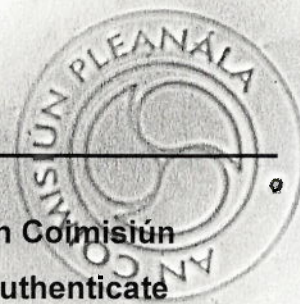
22. The developer shall pay to the planning authority a financial contribution per residential unit as a contribution in lieu of the public open space requirement in respect of public open space benefitting the development in the area of the planning authority which is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the adopted Development Contribution Scheme made under Section 48 of the Planning and Development Act 2000, as amended. The contribution shall be paid prior to commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any indexation provisions of the Scheme at the time of payment.

Reason: It is a requirement of the Planning and Development Act 2000, as amended, that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

Mary Summe

Mary Gurrie

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



Dated this 22 day of December 2025.