

An
Coimisiún
Pleanála

Commission Order
ABP-322623-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0193/WEB

Appeal by Alison Fergusson of 61 Whately Place, Upper Kilmacud Road, Stillorgan, County Dublin against the decision made on the 2nd day of May, 2025 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to Greg Kavanagh Investments Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan, County Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: Modifications of the previously approved application under planning register reference number D22A/0475 and An Coimisiún Pleanála reference number ABP-316304-23. The proposed modifications include a revised ground-floor layout in Block A, adding a bedroom to convert the previous one-bedroom units into new two-bedroom configurations for a total of three number two-bedroom units and four number three-bedroom units in Block A. Additionally, a terrace has been added to apartment 1, with the granted terraces in apartments 2 and 3 extended slightly. There are no changes proposed for the basement, first or second floors and there are no changes proposed to the height or footprint of the building. There are minor changes to the ground floor windows. All with

associated site works and development works, all at St. Annes 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 zoning objective for the site, as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the planning history of the site, specifically the parent permission (planning register reference number D22A/0475 and appeal reference number ABP-316304-23), the National Planning Framework – First Revision (2025), the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), the Sustainable Urban Housing: Design Standards for New Apartments (2023), and the nature and extent of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would not seriously injure the amenities of the area or of property in the vicinity, would not be prejudicial to public health or the environment, and would generally be acceptable in terms of design, traffic safety and amenity. 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.

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 (ABP-316304-23), as modified under planning register reference number D24A/0426 (ABP-320724-24). This permission shall expire on the same date as planning register reference number D22A/0475 (ABP-316304-23).

Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

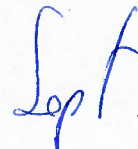


Tom Rabbette

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission**

Dated this 24th day of



2025.