



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322654-25

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

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

**Planning Register Reference Number: D25A/0200/WEB**

**Appeal** by Ray O'Meara of 60 Whately Place, Kilmacud Road Upper, Stillorgan, County Dublin against the decision made on the 7<sup>th</sup> 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 first and second-floor layout in Block A and Block B, adding a bedroom to each duplex apartment to convert the previous three-bedroom units into new four-bedroom configurations for a total of nine number one-bedroom units and 10 number four-bedroom units. Additionally, the second-floor external wall to the rear of Block B has been extended out to align with the first floor. There are no changes proposed for the ground or basement floors and there are no changes proposed to the height or footprint of the building. There are minor changes to the second-floor windows on Blocks A and B. 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 Dún Laoghaire Rathdown Development Plan 2022 – 2028, the planning history on the site, the National Planning Framework – First Revision (2025), Sustainable Residential Development and Compact Settlements – Guidelines for Planning Authorities (2024), 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 conditions below, the proposed development, would not seriously injure the amenities of the area or properties 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.



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Tom Rabbette

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

Dated this 24<sup>th</sup> day of Sept. 2025.