

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0412/WEB

APPEAL by Waterloo Homes Limited against the decision made on the 18th day of July, 2025 by Dun Laoghaire-Rathdown County Council to refuse permission.

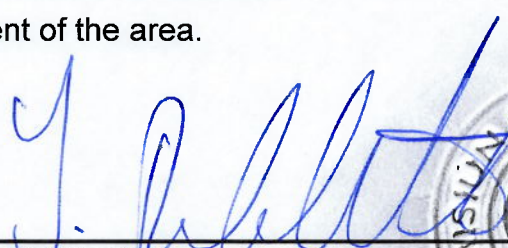
Proposed Development: Construction of new vehicular and pedestrian entrance to the site from Enniskerry Road (R117). Construction of 10 number three-storey houses (including two number terraced four-bedroom units, four number terraced five-bedroom units, one number semi-detached four-bedroom unit and three number semi-detached five-bedroom units each with private amenity space to the rear) and two number four-storey apartment blocks accommodating a total of 26 number apartments (eight number one-bedroom, 14 number two-bedroom and four number three-bedroom) each with private amenity space in the form of a balcony/terrace. Provision of 38 number car parking spaces (inclusive of two number accessible spaces), bicycle parking and bin stores. Provision of landscaped public open space (1,386 square metres) with playground. Undergrounding of existing overhead electricity cables and all ancillary works, including new SuDS and foul water drainage, landscaping boundary treatments and access infrastructure, necessary to facilitate the development, all on lands north of The Bridge, Enniskerry Road, Kilternan, Dublin.

Decision

REFUSE permission for the above proposed development for the reasons and considerations set out below.

Reasons and Considerations

The proposed development is located in an area which is at risk of flooding. The Commission is not satisfied, on the basis of the information received in connection with the planning application and the appeal, that the proposed development would not give rise to a heightened risk of flooding, either on the proposed development site itself or on other lands. Furthermore, it is considered that, by reason of its layout and lack of integration between the proposed open spaces and the associated drainage services of the site, the proposed development would result in substandard and inadequate provision of public amenity spaces which would significantly diminish the level of amenity of future residents and other residents in the area. The proposed development would be prejudicial to public health, would be contrary to Sections 12.8.3.1 and 12.8.3.2 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.


Tom Rabbette

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

Dated this 20th day of July 2026.