

An
Coimisiún
Pleanála

Commission Order
ACP-323417-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0329/WEB

Appeal by Knocknashee Residents Association care of Kieran O'Malley and Company Limited of 2 Priory Office Park, Stillorgan Road, Blackrock, Dublin and by Others against the decision made on the 23rd day of July 2025, by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Davy Property Holdings Limited care of Hughes Planning and Development Consultants, 85 Merrion Square, Dublin in accordance with plans and particulars lodged with the said Council.

Proposed Development: (i) Change of use from residential dwelling to community dwelling home for persons with an intellectual or physical disability or mental illness and persons providing care for such persons; (ii) Works to dwelling including : (a) construction of single-storey extension to rear providing for a living room and kitchen/dining room; (b) extension to existing single storey annex; internal alterations at ground and first floor to provide for nine number bedrooms (seven number ensuite), staff office and bedroom, and bathrooms; (c) provision of wheelchair ramp to front of building; (d) alterations to front garden to provide three number car parking spaces; (e) provision of bicycle parking to rear; (f) provision of external terrace to rear and steps to

bedroom six; (g) increase in height of roof over existing single storey extension to side; (h) provision of new windows to front, rear and southern elevations at ground and first floor; (i) creation of new ope to facilitate ramp at front porch; (j) closing of existing door ope and creation of new window ope on southern face at ground floor; (k) landscaping, boundary treatments, SuDS and foul drainage and all ancillary works necessary to facilitate the development all at number 60 Knocknashee, Goatstown, 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 nature of the proposed change of use, the land use zoning objective 'A' for the site, and Development Plan policy, including Section 12.3.8.2-Nursing Homes/Assisted Living Accommodation and the provisions of Policy Objective PHP13- Equality, Social Inclusion and Participation and PHP30- Housing for All of the Plan, the HIQA National Standards for Children's Residential Centres (2018) and the design, aspect, location and scale of the proposed development, it is considered that, subject to compliance with conditions below, the proposed development would not seriously injure the adjoining residential amenity of property in the vicinity, would provide an acceptable level of residential amenity for future occupants and would not negatively impact upon the character of the area. 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 in accordance with the plans and particulars submitted with the planning application, as amended by the further plans and particulars received by the planning authority on the 30th day of June 2025, except as may be otherwise required by 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 the commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

Reason: To clarify the plans and particulars for which permission is granted.

2. The external finishes of the proposed extensions (including roof tiles/slates) shall harmonise with those of the existing dwelling in respect of colour and texture.

Reason: In the interest of visual amenity.

3. 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 submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the agreed waste facilities shall be maintained, and 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 and the amenities of properties in the vicinity.

4. The vehicular access shall be in full compliance with the requirements of the planning authority for such works and services, details of which shall be agreed in writing with the planning authority prior to the commencement of development

Reason: In the interest of traffic safety and proper planning and sustainable development.

5. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday 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 planning authority.

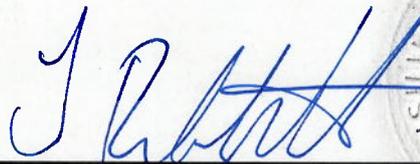
Reason: In order to safeguard the residential amenities of property in the vicinity.

6. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

7. The developer shall pay to the planning authority a financial contribution in respect of public infrastructure and facilities benefiting development in the area of the planning authority that is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the 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 applicable indexation provisions of the Scheme at the time of payment. Details of the application of the terms of the Scheme shall be agreed between the planning authority and the developer, or, in default of such agreement, the matter shall be referred to An Coimisiún Pleanála to determine the proper application of the terms of the Scheme.

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.



Tom Rabbette

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

Dated this 19th day of Dec. 2025