

An
Coimisiún
Pleanála

Commission Order
ACP-323469-25

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0435/WEB

APPEAL by Goodrock Residential Limited care of John Spain Associates
Planning and Development Consultants of 39 Fitzwilliam Place, Dublin against
the decision made on the 25th day of July 2025 by Dun Laoghaire Rathdown
County Council to refuse permission for the proposed development.

Proposed Development: The Phase 3 proposal comprises the construction
of a residential development of 19 number houses, including 13 number two-
storey, three-bedroom houses, and six number three-storey, four-bedroom
houses. The proposal includes 38 number car parking spaces. Resident cycle
parking and bin storage areas are provided in-curtilage, and additional visitor
cycle parking is provided in Sheffield stands. The proposed development
includes private amenity space, consisting of private gardens, and public open
space. The proposal includes vehicular access from the under construction
Glenamuck Link Distributor Road to the north, and a proposed alternative
service route for the Large-Scale Residential Development (LRD) on the
adjoining lands to the south of the subject site permitted under Register
Reference: LRD24A/0597. The proposal includes all associated site and
infrastructural works, including tie-ins to the GLDR infrastructure at the site
entrance and alteration of the boundary wall currently being constructed as
part of the GLDR, ESB Substation, foul and surface water drainage, hard and

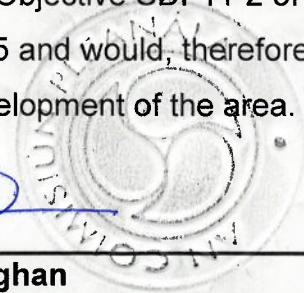
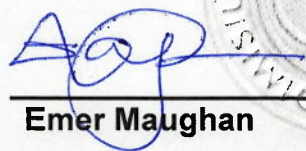
soft landscaping, boundary treatments, internal roads and footpaths, all at Rockville, Glenamuck Road South, Kiltiernan, Dublin.

Decision

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

Reasons and Considerations

Having regard to the Objective 'A' zoning of the subject site, and to the layout and design of the proposal including the quality of the public open space, the interaction with the Glenamuck Link Distributor Road (GLDR) and the future Kiltiernan Park- New Phase, it is considered that the proposed development fails to consider the context of the site or respond to the character of the surrounding area, would result in a negative visual impact on the streetscape, and would provide a poor level of residential amenity for future occupants in terms of the quality of open space. The proposed development would be contrary to Section 12.3.1.1 – Design Criteria and Objective PHP35: Healthy Placemaking in terms of layout and design, Section 12.8.5 Public Open Space – Quality and Section 12.8.5.1 - Design of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and Objective SDF11-2 of the Kiltiernan-Glenamuck Local Area Plan 2025 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

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

Dated this 5th day of December 2025.