

An
Coimisiún
Pleanála

Commission Order
ACP-324042-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: LRD25A/0882/WEB

APPEAL by Knockrabo Investments DAC against the decision made on the 19th day of December, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Large-scale Residential Development (LRD) application comprising amendments to a previously permitted LRD application (Dún Laoghaire-Rathdown County Council (DLRCC) Register Reference LRD24A/0882/WEB) consisting of: (1) the construction of one number new part two-storey part three-storey (including semi-podium level) duplex block, comprising six number duplex apartments (four number two bed units, and two number three bed units) resulting in the total provision of 156 number units (comprising 12 number houses and 144 number duplex/apartment units); (2) the provision of eight number car parking spaces at grade level (including one number accessible parking space), 22 number bicycle parking spaces, and one number motorcycle parking space; and (3) all other ancillary site development works to facilitate construction, site services, piped infrastructure, plant, public lighting, bin stores, provision of public, communal

and private open space areas comprising hard and soft landscaping, PV panels at roof level, site services and all other associated site excavation, infrastructural and site development works above and below ground. The development will be served by an internal circulation road connected to the permitted access road 'Knockrabo Way' (DLRCC Register Reference D13A/0689; ABP Reference PL.06D.243799, DLRCC Register Reference D16A/0821 and DLRCC Register Reference D16A/0960). The application does not impact on the future access to the Reservation for the Dublin Eastern Bypass. All on lands at Knockrabo, Mount Anville Road, 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 zoning of the site to provide residential development and improve residential amenity while protecting existing residential amenities, as set out in the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028, and to the relevant policies, as set out in the Development Plan, including residential development standards, architectural heritage protection, tree and woodland protection, urban design and placemaking, it is considered that the proposed development would not detract from the amenities of the area or of property in the vicinity, would be acceptable in terms of urban design, height and quantum of development, as well as in terms of traffic and pedestrian safety and convenience. The proposed development would, subject to conditions, provide an acceptable form of residential amenity for future occupants, would be consistent with the provisions of the current Development Plan for the area, would be consistent with relevant section 28

Ministerial Guidelines (including “The Architectural Heritage Protection Guidelines for Planning Authorities”, issued by the Department of Arts, Heritage and The Gaeltacht in October 2011 and would, therefore, subject to compliance with the conditions set out below, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to refuse permission, the Commission considered that the design of the proposed development, which is an amendment to a previously proposed scheme for the subject site, has been appropriately scaled and set back from the adjacent gate lodge, which is a Protected Structure, so as to not significantly impact on the curtilage or attendant grounds of that structure. Furthermore, the Commission considered that, on balance, the loss of one number Category A tree (which is not the subject of any Tree Preservation Order) was not sufficient reason to refuse planning permission for the development of six residential units on these residentially zoned lands, given the overall tree retention strategy, and the tree planting proposals, for the wider landholding of which the subject site forms part.

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 comply with the conditions of the parent permission granted under planning register reference number LRD24A/0882/WEB, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

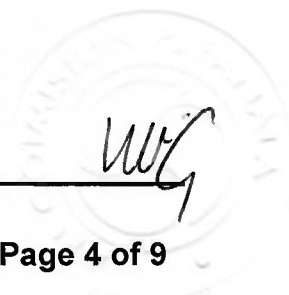
Reason: In the interest of clarity and to ensure that the overall development is carried out in accordance with the previous permission(s).

3. Prior to commencement of works, the developer shall submit to, and agree in writing with, the planning authority revised drawings and details demonstrating a vehicular entrance layout which achieves pedestrian priority by way of continuous footpath in accordance with DMURS Advice Note 6 and Section 12.3.4.1 Road and Footpath Requirements of the current Dún Laoghaire-Rathdown County Development Plan 2022 - 2028.

Reason: In the interests of pedestrian and traffic safety.

4. Details of the materials, colours and textures of all the external finishes of the proposed development shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity and to ensure an appropriate high standard of development.



5. The attenuation and disposal of surface water, including SuDS measures, shall comply with the requirements of the planning authority for such works and services. Prior to the commencement of development, the developer shall submit details for the disposal of surface water from the site for the written agreement of the planning authority.

Reason: To prevent flooding and in the interest of sustainable drainage

6. Prior to the commencement of development, the developer shall enter into connection agreement(s) with Uisce Éireann to provide for service connection(s) to the public water supply and/or wastewater collection network.

Reason: In the interest of public health and to ensure adequate water/wastewater facilities.

7. The roof area shall not be accessible except for maintenance purposes.

Reason: In the interest of residential amenity.

8. The management and maintenance of the proposed development, following its completion, shall be the responsibility of a legally constituted management company, or by the local authority in the event of the development being taken in charge. Detailed proposals in this regard shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To ensure the satisfactory completion and maintenance of this development.

9. Public lighting shall be provided in accordance with a scheme which shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The scheme shall include lighting along pedestrian routes through open spaces. Such lighting shall be provided prior to the making available for occupation of any residential unit.

Reason: In the interests of amenity and public safety.

10. Prior to commencement of works, the developer shall submit to, and agree in writing with, the planning authority a Construction Management Plan which shall be adhered to for the duration of construction works on site. This plan shall provide details of intended construction practice, including site security, parking, materials storage, site facilities, noise and dust management measures and off-site disposal of construction/demolition waste.

Reason: In the interests of public safety and amenity.

11. Site development and building works shall be carried out only between the hours of 0700 and 1900 from Mondays to Fridays inclusive, between 0800 and 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 amenities of property in the vicinity.

12. 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 within each duplex and apartment unit 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.

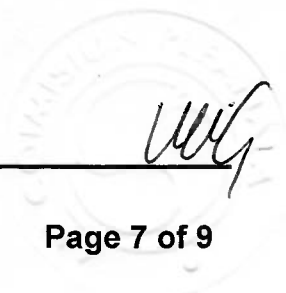
Reason: To provide for the appropriate management of waste and, in particular recyclable materials, in the interest of protecting the environment.

13. All service cables associated with the proposed development (such as electrical, telecommunications and communal television) shall be located underground. Ducting shall be provided by the developer to facilitate the provision of broadband infrastructure within the proposed development.

Reason: In the interests of visual and residential amenity.

14. Proposals for apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all street signs, and apartment numbers, shall be provided in accordance with the agreed scheme. No advertisements/marketing signage relating to the name(s) of the development shall be erected until the developer has obtained the planning authority's written agreement to the proposed name(s).

Reason: In the interest of urban legibility.



15. Prior to commencement of development, the applicant or other person with an interest in the land to which the application relates shall enter into an agreement in writing with the planning authority in relation to the provision of housing on lands in accordance with the requirements of section 94(4) and section 96(2) and 96(3) (b), (Part V) of the Planning and Development Act 2000, as amended, unless an exemption certificate has been granted under section 97 of the Act, as amended. Where such an agreement cannot be reached between the parties, the matter in dispute (other than a matter to which section 96(7) applies) shall be referred by the planning authority or any other prospective party to the agreement, to An Coimisiún Pleanála for determination.

Reason: To comply with the requirements of Part V of the Planning and Development Act 2000, as amended, and of the housing strategy in the development plan for the area.

16. Prior to commencement of development, the developer shall lodge with the planning authority a cash deposit, a bond of an insurance company, or other security to secure the provision and satisfactory completion of footpaths, watermains, drains, open space and other services required in connection with the development, coupled with an agreement empowering the local authority to apply such security or part thereof to the satisfactory completion of any part of the development. The form and amount of the security shall be as agreed between the planning authority and the developer or, in default of agreement, shall be referred to An Coimisiún Pleanála for determination.

Reason: To ensure the satisfactory completion of the development.



17. 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.



Liam McGree

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

Dated this 22nd day of April 2026.