



An
Coimisiún
Pleanála

Commission Order
ACP-324147-26

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: LRD25A/0985/WEB

Appeal by Cairn Homes Properties Limited in relation to the inclusion of supplementary contribution condition number 41 by Dun Laoghaire-Rathdown County Council in its decision made on the 19th day of February, 2026.

Proposed Development: Large-scale Residential Development (LRD) on a site measuring circa 2.8 hectares known as Ashwood Farm. The site also has direct frontage to the Glenamuck District Distributor Road, which forms the north-west boundary. The development will consist of demolition of an existing dwelling and removal of a building ruin with a total combined area of 291 square metres, construction of 144 residential units comprising of 70 apartments in a single block, six storeys in height, incorporating 35 number one-bed units and 35 number two-bed units, all with private amenity space in the form of ground level terraces or balconies at upper levels. 16 duplexes three storeys in height, including eight number two-bed units and eight number three-bed units, all with private amenity space at ground or first floor terraces and 58 houses of three storeys in height, including 36 number three-bed townhouses and 22 number four-bed houses, all with private amenity space in the form of rear gardens and/or second-floor terraces. Provision of circa 5,015 square metres of public open space, and a communal amenity area of circa 607 square metres. Vehicular access to the development will be

via the existing access at Glenamuck Road South, and vehicular access will be provided or facilitated to neighbouring properties east of the site. The provision of new pedestrian and cycle connections to Glenamuck Road South and the Glenamuck District Distributor Road, as well as a new pedestrian link to the adjoining Willow Glen estate to the east, with potential future pedestrian links to the west also facilitated. A total of 318 bicycle parking spaces and 135 car parking spaces. Provision of surface water attenuation, SuDS measures and connections to facilitate services, including to the existing watermain at Glenamuck Road South and to the existing foul drainage network at the Glenamuck District Distributor Road. All associated site and infrastructural works, inclusive of drainage and utilities infrastructure, ESB substation, bike and bin stores, hard and soft landscaping, boundary treatments, internal roads, cycle paths and footpaths, and public lighting, all on a site measuring circa 2.8 hectares known as Ashwood Farm, Glenamuck Road South, Carrickmines, Dublin.

Decision

The Commission, in accordance with section 49 of the Planning and Development Act 2000, as amended, considered, based on the reasons and considerations set out below, that the terms of the Development Contribution Scheme for the area had been properly applied in respect of condition number 41 and directs the said Council to ATTACH condition number 41 and the reason therefor.



Reasons and Considerations

Having regard to Section 49 of the Planning and Development Act 2000, as amended, the location of the site within the boundary of the Section 49 – Supplementary Development Contribution Scheme for Extension of Luas Line B1 – Sandyford to Cherrywood, and the provisions of the scheme, it is considered that the subject application is liable to a supplementary development contribution as set out under condition number 41 of the planning authority's decision and that the supplementary development contribution has been properly applied.



Chris McGarry

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

Dated this 10th day of June 2026.

