

---

**Planning and Development Acts 2000, as amended**

**Planning Authority: Dun Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D25A/0725/WEB**

**Appeal by** Altitude Distribution Limited against the decision made on the 13<sup>th</sup> day of November 2005 by Dun Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** The proposed development on a 0.58-hectare site comprising of: (a) Demolition of existing dwelling, comprising of a building of 399 square metres. (b) Construction of 24 number dwellings, consisting of four number two bed units and 20 number three bed units, comprised of four number House Type A units, 13 number House Type B1 units, six number House Type B2 units and one number House Type B3 unit. The proposed dwellings are between two -three storey buildings, ranging in height from nine metres to 11.5 metres. (c) Provision of 41 surface car parking spaces, including visitor, accessible and EV charging spaces, six number visitor bicycle parking spaces and one number motorcycle space located around the site.(d) Public open space areas of combined 1,005 square metres or 17.1% of the site area; (e) Creation of an upgraded vehicular and pedestrian/cyclist entrance to link to the R842 Glenamuck Road (f) Infrastructure works to serve the proposed development to include the internal road network, public lighting, site drainage works, hard and soft landscaping, boundary treatment, and all ancillary site services and development works , all at Dunluce, Glenamuck Road South, Carrickmines, Dublin.



## Decision

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

## Reasons and Considerations

- (1) Having regard to the location of the proposed development, the residential zoning objective and Policy Objective PHP18 (Residential Density) which seeks a higher residential density in the Dún Laoghaire–Rathdown County Development Plan 2022–2028, together with the provisions of the Kiltiernan Glenamuck Local Area Plan, 2025 including policy KGLAP28, which seeks to promote and support residential densities in line with Policy Objective PHP18 and states ‘Lands located to the east of the Kiltiernan - Glenamuck Link Road shall achieve a residential density of 50-80 dwellings per hectare ‘ at this location to reflect its accessibility and which is considered to be consistent with the sustainable transport and compact growth objectives of the National Planning Framework, it is considered that the proposed density of approximately 41 units per hectare constitutes an excessively low density of development for such land. It is, therefore, considered that the proposed development would materially contravene Policy Objective PHP18 which states it is objective ‘to promote compact urban growth’ and ‘encourage higher densities’ and policy KGLAP28 and would by itself and the precedent it would set for serviced and accessible lands, serve to militate against these policies objectives and undermine the provision of compact settlements and the safeguarding of investment in public transport infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

- (2) Notwithstanding, the revised house type submitted with the appeal documentation, it is considered that the proposed provision of 43 square metres of private open space for three storey dwellings of 155 square metres with four habitable rooms on the upper levels and which could reasonably be converted to provide additional bedroom accommodation than stated, fails to provide the minimum private open space required for the occupancy of such units. The proposed development would be contrary to SPPR 2 of the Guidelines for Planning Authorities: Sustainable Residential Development and Compact Settlements (2024) in its provision of private amenity space and would, therefore, be contrary to the proper planning and sustainable development of the area.
- (3) Having regard to car parking provision and layout, as proposed in revised drawings submitted with the appeal documentation, which seeks to reduce car parking spaces from 41 to 24, the Commission considered that this was not an appropriate design solution in the context of the overall scheme, and would result in incidental left-over space to the front of the existing terrace of houses. Accordingly, it is considered that the proposed development fails to adequately consider the urban context of the site or respond to the denser character and more recent pattern of development of the surrounding area. The proposed revised parking arrangements would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 15<sup>th</sup> day of April 2026.