



An
Coimisiún
Pleanála

**Commission Order
PL-500991-DS-26**

Planning and Development Act 2000, as amended

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB6011/25

Appeal by Paul Andrew Smith against the decision made on the 18th day of February, 2026 by Dublin City Council to grant subject to conditions(s) a permission to AOMC Arranmore Owners Management Company Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: An amendment to the permitted development to change the wording of condition number 7 as set out in planning reference number 2022/87 which states the following: The development shall be used exclusively as a retirement complex where an appropriate management company shall be set up prior to occupation of any of the units. It shall not be used at any time in the future for accommodating non-retired people. Similarly, no part of the development may be converted to ordinary flats or holiday homes. Reason: To prevent substandard development as the development standards of the proposal i.e. density car parking etc. would only be acceptable for retirement flats and not for ordinary flat development

and also to provide for the proper planning and development of the area.’
To the following: The proposed development shall be used exclusively as an age-restricted residential complex for persons aged 55 years and over. An appropriate management company shall be maintained in place to oversee the maintenance, operation, and long-term management of the development. No part of the development shall, at any time, be used to accommodate persons under the age of 55 years and the development, or any part thereof, shall not be sold, let, or otherwise converted for use as standard or ordinary residential units or apartments. Reason: To ensure that the development continues to function as an age-specific residential complex in accordance with the stated intentions of the application, to maintain appropriate management arrangements, and to prevent the erosion of the specialised nature of the accommodation in the interest of orderly development at Arranmore Apartments, 13-17 Pembroke Road, 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 residential conservation zoning objective and the policy framework provided by the Dublin City Development Plan 2022-2028, it is considered that the replacement of condition number 7 (2022/87) with a condition that would clarify the use of Arranmore Apartments as an age-restricted development exclusively for persons aged 55 years and over would be consistent with Policy QHSN23 (Independent Living) of the Dublin City Development Plan 2022-2028 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

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. The development shall be used exclusively as an age-restricted residential complex for persons aged 55 years and over.

Reason: In the interest of clarity.

3. The management and maintenance of the development shall be the responsibility of a legally constituted management company, which shall be maintained in place to oversee the maintenance, operation and long term management of the development.

Reason: To provide for the satisfactory future and continued maintenance of this development in the interest of residential amenity.

4. Apart from any departures specifically authorised by this permission, the development shall comply with the conditions of the parent permission (2022/87), as amended by planning reference number 4558/23, unless the conditions set out hereunder specify otherwise. This permission shall expire on the same date as the parent permission.

Reason: In the interests of clarity and to ensure that the overall development is carried out in accordance with the previous permissions.

Patricia Calleary

Patricia Calleary

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *9th* day of *June* 2026