An amendment to this Commission Order has been made

Dated: 23/04/26

Signed: Authorised Person

GD

An Coimisiún Pleanála

Commission Order

PL-500992-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D25A/0150/WEB

Appeal by Wyattville Residents Association and by N11 Senior Living Limited against the decision made on the 19th day of February 2026, by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to the said N11 Senior Living Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: (i) Construction of an assisted living facility across four blocks (A-D) comprising 119 number units (nine number three-bed, 29 number two-bed and 81 number one-bed) ranging in height from five to six storeys. (a) Block A contains 24 number units (16 number one beds, four number two beds, four number three beds) across five storeys; (b) Block B will contain 27 number units (18 number one beds, four number two beds, five number three beds) across five storeys. Provision of communal facilities at ground floors of Block A and B comprising library/study area, cinema/presentation room, oratory, gym, resident's lounge, assisted living dining room, and community facilities comprising tea rooms and multifunctional community facility; (c) Block C will contain 32 number units (22 number one bed, 10 number two bed) across six storeys; (d) Block D will contain 36 number units (25 number one bed, 11 number two bed) across six

storeys. Provision of communal social space with kitchen and servery, staff room and WC, consultation room, family meeting room, reception/admin area, and reception welcome area. Each unit will contain a living/dining/kitchen area, bathrooms, storage and private balconies/terraces. (ii) Construction of transitional care home (Block E) across five storeys providing 180 number bed spaces; (iii) provision of two number MUGA playing pitches and ancillary lighting and boundary treatments; (iv) provision of two number grass playing pitches; (v) closure of exiting gate along southern boundary of site and removal of existing path on western boundary; (vi) provision of 97 number car parking spaces and 60 number bicycle parking spaces; (vii) alterations to existing entrance onto Wyattville Park and creation of new entrance and footpaths on the southern boundary providing access to the N11; (viii) provision of a new access road to Saint Laurence College from the existing entrance from Wyattville Park and the provision of a new school drop-off area; (ix) all other associated ancillary works including SUDs and foul drainage, landscaping, lighting, and boundary treatments necessary to facilitate the development, all at lands adjoining Saint Laurence College/Wyattville Park, Loughlinstown, County 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.

An amendment to this
Commission Order
has been made

Dated 13/08/26
Signed: Authorised Person
GD

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Dated 13/08/26

Signed: Authorised Person GD

Reasons and Considerations

Having regard to the nature and location of the proposed development, the 'Sustainable Neighbourhood Infrastructure' (SNI) zoning objective of the site, the policies and objectives of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, including Policy Objective PHP30: Housing for All, and to the design, height and layout of the proposed development, it is considered that, subject to compliance with the conditions set out below, the proposed development would be an appropriate form of development at his location, would contribute to the provision of housing for older people, and provide an acceptable level of residential amenity and facilities to future residents, would protect and improve existing SNI facilities, would not seriously injure the residential or visual amenities of property in the vicinity, would not have adverse impacts on water quality or the environment and would be acceptable in terms of traffic safety and car parking provision. The proposed development would be in accordance with the SNI zoning objective and the provisions of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and would, therefore, be in accordance with the proper planning and sustainable development of the area.

The Commission was satisfied that the replacement of the all-weather astro-turf pitch with the two multi-use games areas (MUGA pitches), and their availability to the school and community accorded with Policy Objective OSR10 Protection of Sports Grounds/Facilities. The Commission considered that the existing playing pitch and proposed MUGA pitches, while available to the school and community, were not public open space as set out in Section 12.8.3.1 of the development plan which requires open space to be publicly accessible and usable by all, and considered therefore that they should not be included in the calculation of the quantum of public open space for the development. The Commission noted that the quantum of public open space, excluding the playing pitches, was calculated as 17.6% (based on drawing number 22153 Loughlinstown_FI_Open Space Calculation (received by the

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Calculation (received by the planning authority on the 18th day of November 2025) which is below the quantum of 25% required in Table 12.8, Section 12.8.3.1 of the development plan for lands zoned Sustainable Neighbourhood Infrastructure (SNI) and therefore the quantum of public open space could be considered to contravene Section 12.8.3.1 of the development plan. The Commission noted that some areas of public open space had been excluded from the calculation, in particular the two areas at the north of the site on each side of the access road, and the areas along the eastern boundary and southern boundary both of which provide pedestrian pathways and visual amenity, and considered that based on estimated measurements of each of these areas that this would result in a quantum of public open space close to, or in excess, of the 25% of the area of the site being developed for the assisted living accommodation and transitional care home. The Commission further noted that the existing grass pitch and the proposed MUGAs, while not fully available to the public would be available for community use as required by condition number 3(a). In these circumstances, and having regard to the overall quality of the public open space, the extent of the open space areas not included in the calculation, the maintenance of the recreational value of 20% or more usable open space over the overall SNI zoned lands at this location (as required by Section 12.3.2.1 of the development plan), and the community gain in having access to the pitches and improved pedestrian linkages between the N11, Saint Laurence School and Wyattville Estate, the Commission decided that the quantum of public open space was acceptable and did not materially contravene Section 12.8.3.1 of the development plan, and that in the particular circumstances of this site, a contribution in lieu of public open space was not warranted. In relation to the first party appeal seeking to amend the planning authority's condition number 2(a), the Commission considered that having regard to the nature of the proposed development which is for assisted living accommodation, and not standard residential accommodation albeit aimed at older persons, that it was reasonable to restrict occupancy to persons aged 65 and older, noting that the Condition allows occupancy by residents who demonstrate a certified medical

need for shelter housing without any age restriction. The Commission retained the planning authority's condition number 2(a) accordingly.

Appropriate Assessment Screening

The Commission completed an Appropriate Assessment screening exercise in relation to the potential effects of the proposed development on designated European Sites, taking into account the nature, scale and location of the proposed development in a serviced urban area, the Appropriate Assessment Screening Report and other documentation submitted with the application to Dún Laoghaire-Rathdown County Council, the Inspector's report, and submissions on file received at application and appeal stage. In completing the screening exercise, the Commission adopted the report of the Planning Inspector and concluded that, by itself or in combination with other development in the vicinity, the proposed development would not be likely to have a significant effect on any European Site in view of the conservation objectives of such sites and that an Appropriate Assessment (Stage 2) and the preparation of a Natura Impact Statement was not, therefore, required.

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Dated 13/08/26
Signed: Authorised Person

Commission Order
has been made

Dated 13/06/26
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Conditions

1. The development shall be carried out and completed in accordance with the plans and particulars lodged with the application to the planning authority, as amended by the further information plans and particulars received by the planning authority on the 18th day of November 2025, and by the clarification of further information plans and particulars received by the planning authority on the 22nd day of January 2026, 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. (a) The occupancy of the assisted living units shall be restricted to persons aged 65 years or older or to persons with a certified medical need for sheltered housing and spouses or partners of such persons.

   (b) The transitional care unit shall operate in accordance with the general definition of transitional care home, which refers to short term or interim care arrangement for individuals on a temporary basis and does not permit the use of the development as a nursing home or similar.

   Reason: To ensure that the proposed development is used as specified in the submitted plans and in the interest of proper planning and the sustainable development of the area.

3. (a) The multi-use games areas, grass pitches, community facilities including community inter-generational tea rooms and associated areas shall be made available for dual use with structured community access to interested groups/sports clubs seven days a week.

(b) Prior to the commencement of the development herein permitted, the applicant shall submit a schedule of availability to the planning authority for written agreement supported with details of the management and operational details of the proposed responsibility for the facility (that is, school or site developer) and how/whom may be contacted in respect of same.

Reason: To accord with the SNI 'Sustainable Neighbourhood Infrastructure' zoning objective of the site.

4. Within the Assisted Living Facility, each unit shall be used as a single dwelling unit and shall not be sub-divided in any manner or used as two or more separate habitable units.

Reason: In the interest of clarity.

5. Drainage arrangements, including the attenuation and disposal of surface water, shall comply with the requirements of the planning authority for such works and services.

Reason: In the interest of public health and surface water management.

An amendment to this Commission Order has been made

Dated 13/08/26

Signed: Authorised Person

6. Prior to the commencement of development, the developer shall enter into a Connection Agreement(s) with Uisce Éireann to provide for a 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. Prior to the commencement of the development, a phasing plan shall be submitted which details the proposed construction/development timeframe of the blocks herein permitted as well as all ancillary works including MUGAs and community facilities. The development herein permitted shall not be occupied/operated until all community infrastructure is completed and available for use by interested parties.

Reason: In the interest of orderly development and to ensure Compliance with zoning objectives.

8. The following requirements in relation to public access to and through the application site shall be complied with at all times, unless otherwise agreed with the planning authority:

   (a) Ungated access shall be continuously maintained on the existing pedestrian route between Wyattville Estate and the N11, through the lands at Saint Laurence School during the construction phase.

   (b) Prior to the occupation of the proposed development, the developer shall provide details of access arrangement for the controlled use of the existing pedestrian route between Wyattville Estate and the N11, through the lands at Saint Laurence School.

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(c) Upon completion of the proposed development and post-occupation of same, all public open space areas and the proposed pedestrian/cyclist link to the N11 from Wyattville Estate shall not be gated and shall be fully accessible to the general public seven days of the week and 24 hours a day.

Reason: In the interest of orderly development and compliance with the SNI zoning objective.

9. The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths, and kerbs shall comply with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets (DMURS).

Reason: In the interests of amenity and of traffic and pedestrian safety.

10. The developer shall implement the measures and design recommendations detailed within the submitted Inward Noise Impact Assessment received by the planning authority on the 25th day of February, 2025.

An amendment to this Commission Order has been made

Dated 13/08/26

Signed: Authorised Person

Reason: In the interest of public health and in order the safeguard the amenities of property in the vicinity.

11. Parking areas serving the residential units shall be provided with functional electric vehicle charging points. Details of how it is proposed to comply with this requirement shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of sustainable transportation.

12. 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.

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. Details of the materials, colours and textures of all the external finishes to the proposed buildings 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.

An amendment to this Commission Order has been made

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15. Proposals for a numbering scheme for the Assisted Living Units and associated signage for the development, including the transitional care home, shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all street signs, and numbers for residential units, 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.

16. The site shall be landscaped in accordance with a comprehensive scheme of landscaping, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. All planting shall be adequately protected from damage until established. Any plants which die, are removed or become seriously damaged or diseased, within a period of five years from the completion of the development shall be replaced within the next planting season with others of similar size and species, unless otherwise agreed in writing with the planning authority.

Reason: In the interests of residential and visual amenity.

17. A scheme indicating all boundary treatments shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: In the interest of visual amenity.

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18. No additional development shall take place above roof parapet level of the transitional care home and/or assisted living units including lift motor enclosures, air handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas, or equipment, unless authorised by a further grant of planning permission.

Reason: In the interests of visual amenity and orderly development.

19. 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 transfer of a percentage of the land, to be agreed with the planning authority, in accordance with the requirements of section 94(4) and section 96(2) and 96(3)(a), (Part V) of the Planning and Development Act 2000, as amended, and/or 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.

An amendment to this Commission Order has been made

Dated 13/08/26

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GD

20. The management and maintenance of the proposed development following its completion shall be the responsibility of a legally constituted management company. A management scheme providing adequate measures for the future maintenance of public open spaces, roads and communal areas shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

Reason: To provide for the satisfactory future maintenance of this development.

21. Any areas within the development been offered for Taking-In-Charge shall comply with Dún Laoghaire-Rathdown County Council requirements and which shall include compliance with the following documents: Taking in Charge Policy for Residential Developments May 2022 (as amended) and Taking in Charge Development Standards Guidance Document June 2022 (as amended).

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

22. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Friday inclusive, between 0800 to 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.

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Dated 13/08/26

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23. A Construction and Environmental Management Plan (CEMP) shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development. The CEMP shall include but not be limited to construction phase controls for dust, noise and vibration, traffic management, waste management, protection of soils, groundwaters, and surface waters, site housekeeping, emergency response planning, site environmental policy, and project roles and responsibilities.

Reason: In the interests of environmental protection, residential amenities, public health and safety and environmental protection.

24. 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, 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.

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Commission Order
has been made

Dated 13/08/26
Signed: Authorised Person

25. The development shall be carried out and operated in accordance with the provisions of the Travel Plan submitted to the planning authority on the 25th day of February, 2025. The specific measures detailed in Section 8.3 of the Travel Plan to achieve the objectives and modal split targets for the development shall be implemented in full upon first occupation of the development. The developer shall undertake an annual monitoring exercise to the satisfaction of the planning authority for the first two years following first occupation and shall submit the results to the planning authority for consideration and placement on the public file.

Reason: To achieve a reasonable modal spilt in transport and travel patterns in the interest of sustainable development.

26. 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 roads, 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.

An amendment to this Commission Order has been made

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GD

27. 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.

An amendment to this Commission Order has been made

Dated 13/08/26

Signed: Authorised Person

GD

Mary Gurrie

Mary Gurrie

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

Dated this 10 **day of** July **2026.**