An Coimisiún Pleanála

Commission Order
PL-501631-DR-26

Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number:

Appeal by Dermot Penston against the decision made on the 9th day of June 2026 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to Pep Capital Limited in accordance with plans and particulars lodged with the said Council.

Proposed Development: (A) The change of use of an existing vacant two-storey office building (253 square metres) to student accommodation, providing 12 number bedspaces, including associated communal kitchen, dining, living, and area (circa 51 square metres), with three number bedrooms (one number accessible ensuite) at ground floor level and nine number bedrooms at first floor level served by shared bathroom facilities. (B) The construction of a rear extension at first-floor level (circa 29.2 square metres), together with internal reconfiguration works necessary to facilitate the proposed student accommodation use providing a total gross floor area of 282.1 square metres. (C) Reconfiguration of area to the front of the building including removal of sections of the existing plinth/railing to provide of two number access ramps, bicycle parking and bin storage. (D) The provision of ancillary facilities, including external communal open space to the rear (152.5 square metres) and 12 number covered cycle parking to the front. (E) All

associated site development works, including landscaping, drainage, external plant room to the rear (circa 13 square metres) with green roof and all services infrastructure to facilitate the development, all at 18 Rock Road, Booterstown, 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.

Reasons and Considerations

Having regard to Policy Objective PHP29 regarding the provision of Student Accommodation, the 'Neighbourhood Centre' land use zoning objective pertaining to the site and the adjacent residential area governing by the 'Residential' zoning objective, all as contained in the Dún Laoghaire-Rathdown County Development Plan 2022 - 2028 and also having regard to the established office use on the site, the absence of other third level student accommodation in the vicinity, the location of the site served by high quality and convenient public transport, cycleways and footpaths with convenient access to Third Level Colleges, the nature, modest scale and design of the proposed development, and the separation distances between the proposed habitable areas and existing neighbouring dwellings, it is considered that, subject to compliance with the conditions set out below, the proposed development would provide for high quality student accommodation and amenity space for prospective occupants, would not adversely impact on the residential amenities of the area by way of overlooking or overbearance, would not adversely impact on the visual amenities of the area and would be acceptable in terms of car parking, traffic and pedestrian safety and

convenience. Furthermore, the proposed development would be consistent with national, regional and local planning policies and objectives supporting the provision of student accommodation as part of compact urban growth along high-quality public transport corridors and intensification of use of existing built-up serviced areas. The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area.

Conditions

1. The proposed development shall be carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 18th day of May, 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. The proposed development shall be used for:

   (a) student accommodation or accommodation related to a Higher Education Institute only, during the academic year, or

   (b) student accommodation or accommodation related to a Higher Education Institute or tourist/visitor accommodation only, during academic holiday periods. The development shall not be used for the purposes of permanent residential accommodation, as a

hotel, hostel, apart-hotel or similar use without a prior grant of permission.

Reason: In the interest of the proper planning and sustainable development of the area.

3. The proposed development shall be amended as follows; the partition between bedrooms 6 and 7 shall be reconfigured such that bedroom 7 has two full windows within its footprint. Revised details 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 design integrity.

4. (a) 12 number safe and secure bicycle parking spaces shall be provided within the site. Provision should be made for a mix of bicycle types including cargo bicycles. Details of the layout of these spaces shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

(b) Electric charging points shall be provided at an accessible location for charging cycles/scooters/mobility scooters. Details to be submitted to, and agreed in writing with, the planning authority.

Reason: To ensure that adequate bicycle parking provision is available to serve the proposed development, in the interest of sustainable transportation.

5. Access to the communal amenity spaces to the rear of the property shall be restricted from 2300 to 0700 daily during weekdays (Monday to Friday) and from 12 midnight to 0700 during weekends (Saturday, Sunday and Bank Holidays) This requirement shall be incorporated into any Operational and Management Plan for the site.

Reason: In the interest of residential amenity.

6. The proposed development shall be implemented as follows:

(a) The student accommodation and complex shall be operated and managed in accordance with a Student Accommodation Management Plan providing adequate measures for the future maintenance of the property and communal open areas including hard and soft landscaping, bicycle parking areas and access ways and communal refuse/bin storage maintenance schedule for the one-way reflective film use at the ground floor bedroom, landscape maintenance schedule relating to the shared southern boundary, a complaint's liaison manager and incorporation of the noise mitigation measures outlined in the Noise Technical Report submitted as further information which shall be agreed in writing with the planning authority prior to the occupation of these units.

(b) Student units/apartments shall not be amalgamated or combined, unless subject to a separate planning permission.

Reason: In the interest of residential amenity.

7. A comprehensive boundary treatment and landscaping scheme shall be submitted to and agreed in writing with the planning authority, prior to commencement of development. This scheme shall include the following:

(a) Proposed planting of additional trees along the north-eastern boundary, including details of proposed species.

(b) Details of all proposed hard surface and/or permeable surface finishes, including samples of proposed paving slabs/materials for footpaths, kerbing and road surfaces within the development.

(c) Details of proposed outdoor shelter, its acoustic properties and exact location.

(d) Details of lighting in common areas, fixtures and seating.

(e) Details of proposed boundary treatments at the perimeter of the site, including heights, materials and finishes. In this regard, the remaining front boundary railings and plinth shall be suitably finished in matching material and design of existing railings while harmonizing with adjacent boundary treatment to the north.

The boundary treatment and landscaping shall be carried out in accordance with the agreed scheme and shall be completed prior to the first occupancy and shall, thereafter, be permanently retained.

Reason: In the interest of residential and visual amenity.

8. The following requirements of the National Transport Authority (NTA) shall be complied with in full:

(a) Prior to the commencement of development an agreement between the applicant and the local authority in conjunction with the NTA on the detailed design of the proposed development is required in order to demonstrate that it facilitates the Core Bus Corridor (CBC) Scheme in relation to the tie-ins, vertical and horizontal levels, traffic managements, including construction traffic and the location of the utilities serving the site; and

(b) the applicant shall agree a system of maintaining communications with the NTA during construction phase at regular intervals and notify of any changes to the proposed development so as to ensure that the proposed development facilitates the CBC progress.

Reason: In the interest of public safety and to safeguard investment in public infrastructure.

9. Water supply and drainage arrangements, including the disposal of surface water, the provision of hardstanding that incorporates permeability, and the provision of a green roof on the proposed extension, shall comply with the requirements of the planning authority for such works and services. The proposed green roof shall be designed, installed and maintained in accordance with the requirements of BS EN 12056-3:2000 and The SUDS Manual (CIRIA C753).

Reason: In the interest of public health.

10. (a) 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 and for the ongoing operation of these facilities shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, the waste shall be managed in accordance with the agreed plan, and

(b) This plan shall provide for screened communal bin stores, the locations and designs of which shall be included in the details to be submitted.

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

11. Access to the roof area shall be restricted for purposes of maintenance works only and shall not be accessible to residents of this development.

Reason: In the interest of residential amenity.

12. Site development and building works shall be carried out between the hours of 0700 to 1900 Mondays to Fridays, inclusive, between 0800 to 1400 hours on Saturdays and not at all on Sundays or public holidays. Deviation from these times shall only be allowed in exceptional circumstances where prior written agreement has been received from the planning authority.

Reason: To safeguard the amenity of property in the vicinity.

13. A Construction Management Plan (CMP) shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The CMP shall include, but not be limited to, construction phase controls for dust, noise and vibration, 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 interest of residential amenities, public health and safety and environmental protection.

14. All service cables associated with the proposed development (such as electrical, communal television, telephone and public lighting cables) shall be run underground within the site.

Reason: In the interest of orderly development and the visual amenities of the area.

15. 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.

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

Dated this 2nd **day of** November **2026**