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The Secretary
An Coimisiún Pleanála
64 Marlborough Street
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Thursday, 29th October 2026
(**By Appeal Portal**)

-: FIRST PARTY APPEAL :-

Dear Sir/Madam,

RE: FIRST PARTY APPEAL AGAINST REFUSAL OF DEVELOPMENT COMPRISING THE PROPOSED DEVELOPMENT OF A NEW 2 BED DWELLING UNIT AT 28 SAINT LAURENCE'S PARK, STILLORGAN, CO. DUBILN

Dun Laoghaire Rathdown County Council Reg. Ref. No. D26A/0597

1.0 INTRODUCTION & SUMMARY OF APPEAL

The Planning Partnership, The Bank Building, 52 Oliver Plunkett Street, Mullingar Co. Westmeath N91 FAA6 are retained and instructed by ***Mr. John Lee*** 28 Saint Laurence's Park, Stillorgan, Co. Dublin who wishes to lodge a first party appeal against the decision of *Dun Laoghaire Rathdown County Council* to refuse planning permission for application ***Reg. Ref. D26A/0597*** detailed above. A copy of ***Notification of Decision to Refuse*** is attached at ***Appendix A***. The ***requisite fee for the appeal of €220.00*** is presented by credit card transfer to the account of An Coimisiún Pleanála.

This Appeal is duly made within the period of 4 weeks commencing 2nd October 2026 (*Notification of Decision to Refuse*) and where the final date for lodging an appeal being Thursday, 29th October 2026. This Appeal is made in conjunction with the Applicant's Architects, ***James Nugent, Studio 42 Architects, 42 Dominic Street Upper, Broadstone, Dublin 7.***

We note that the application now before the Board as if considered in the first instance, *'de novo'*, has been subject to a rigorous consideration by the local planning authority to date and where all applicable local policy objectives, mapped zoning objectives and development management standards as highlighted and referred have been fully considered.

We do note that the refusal reason is based on a singular issue as refers to considered:

> *inadequate and substandard private open space provision for both the proposed dwelling and the existing dwelling, resulting in an overdevelopment of the site.*

In this regard we respectfully present to the contrary that the determining authority has the ability to consider more broadly the positive attributes associated with the proposed urban infill proposal, set against private open space standards, and in this instance:

> *For building refurbishment schemes on sites of any size or urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole, on a case-by-case basis, subject to overall design quality and proximity to public open space.*

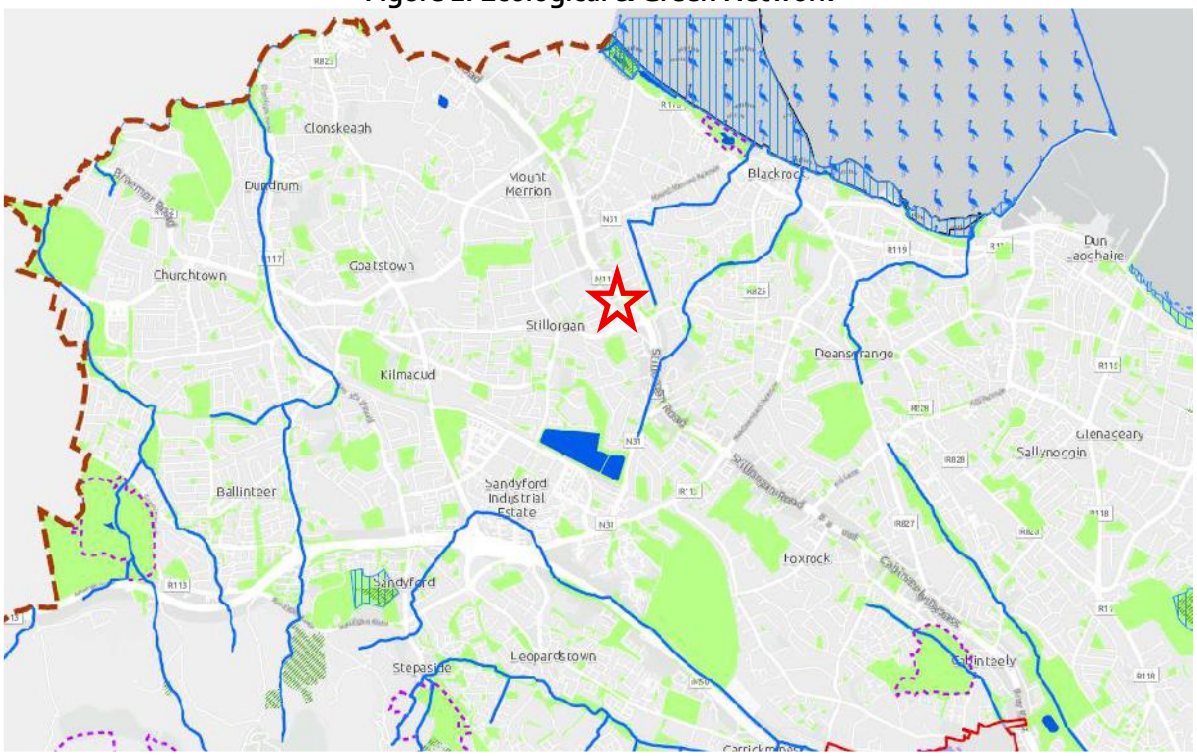
The determining authority in this respect, being the Commission, are enabled to take a more flexible approach to the open space standards associated with Ministerial Guidelines and *SPPR 2- Private Open Space Standards* to support the development of compact housing within an urban, highly public transport accessible metropolitan open space setting.

Figure 1: Sports & Recreational Facilities



https://data.gov.ie/dataset/sport-ireland-facilities-mapping

Figure 2: Ecological & Green Network



Source: DLRCDP 2022-2028

The rationale and design of the proposed development is presented in compliance with the *DLRCDP*, the decision of the local planning authority is reviewed and a considered case is put forward to respectfully present the case for the First Party, that should enable An Coimisiún Pleanála reverse

the decision of Dun Laoghaire-Rathdown County Council and grant permission for the proposed formation of a new singular residential unit.

1.1 Summary Appeal Response

The proposed residential unit was refused planning permission by Dun Laoghaire Rathdown County Council for the following reason:

> *1. Having regard to the zoning of the site 'A', its constrained size and corner site nature, the proposed development would result in inadequate and substandard private open space provision for both the proposed dwelling and the existing dwelling, resulting in an overdevelopment of the site. In particular, the proposed private open space for new dwelling is significantly deficient in terms of quality, privacy and functionality and fails to provide a meaningful quantum of usable rear garden space, thereby creating a substandard residential environment. The proposal would therefore constitute overdevelopment, would adversely affect residential amenity, and would be contrary to Sections 12.3.7.5 and 12.3.7.7 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, SPPR 2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), and the proper planning and sustainable development of the area.*

It is of note that consequential and complementary modifications to the host structure were granted planning permission in this ***Split Decision***.

We respectfully present that the proposed development is in alignment with the zoning objectives for the subject site, the very particular and special circumstances of the corner site location presents a reasonable and attainable opportunity to present infill residential solutions to match the requirements for additional sustainable housing at a multi-modal, transport choice, accessible location and in a favourable compact growth scenario.

The amenity standards of neighbouring properties are not adversely or significantly impacted, the design quality of the proposed development and the internal amenities of the provided residential unit need to be assessed in combination with the allowable 'case by case' consideration of a private open space shortfall and the accessibility to services, sport and recreational facilities and locally accessible public open spaces.

The provision of private open space associated with the proposed development is actually in exceedance of the specified standard for a 2-bed residential unit and as meets and exceeds standards of accommodation presented in the *Design Manual for Quality Housing, DoEHLG (2022).*

1.2 Opportunity to Present Design Revisions

Notwithstanding the Applicants contention that the currently presented scheme is of merit and rebuts the singular refusal reason of the local planning authority an opportunity has been taken to present an alternative scheme which presents a rearranged built footprint, utilises the previous alleyway access to rearrange the built footprint and provide additional open space areas

We respectfully request that if the Commission sees benefit in the alternative layout the Applicant requests their formal consideration. (See **Appendix B** – Composite Drawing Pack)

In either presented scenario we are of the firm belief that the proposed development is permissible in principle under the zoning objective for the site and is in accordance with national and local policy on addressing the housing crisis by making optimum use of urban land.

The significant and principal difference between the decision of the local planning authority and the determination as allowed by the Commission being the greater ability to relax private open standards to achieve quality housing in a more compact form and where other accommodation and neighbouring amenity standards are neither unduly undermined.

2.0 THE APPLICATION PRESENTED *DE NOVO*

The application as made was as described within the statutory description and as represents the appeal against the refusal of the determining authority:

> *"The proposed development consists of the subdivision of the existing site curtilage and the construction of a new part single storey / part two storey two bedroom dwelling with hipped roof to the side garden of the existing dwelling (no. 28), together with: 1 no. new vehicular entrance incorporating 2 no. new gate piers (no gates proposed) involving partial removal of the existing front boundary wall, serving 1 no. off-street car parking space; 1 no. new pedestrian entrance; covered bicycle storage and bin storage; new boundary treatments and planting to the side of and within the site; green roof, rainwater harvesting and rain garden sustainable drainage measures; and new connections to the public foul and surface water drainage networks and all other services and all associated site development and ancillary works."*

2.1 The Application Content and Details now before the Board

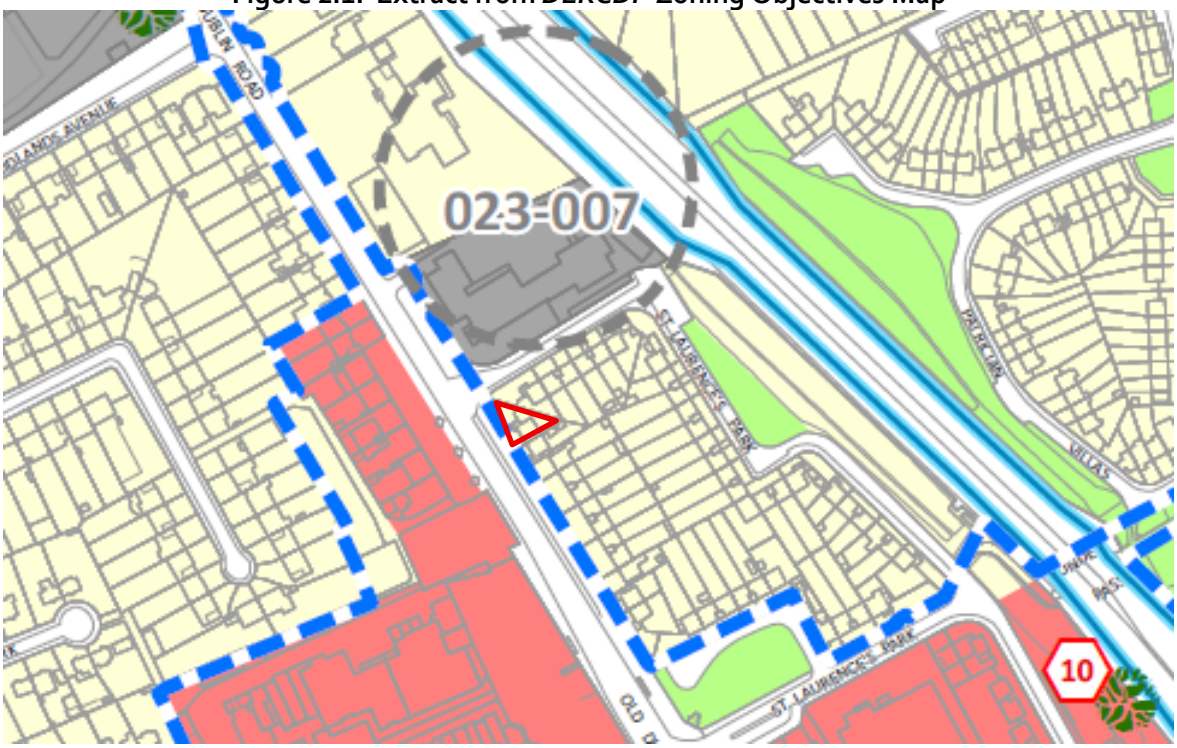
The application made and as will be supplied by Dun Laoghaire County Council on foot of the appeal included a package of drawings ***(DWG. Refs: 2663-PL-S-00, S01, PL-00-02, 10, 11 & 12***), statutory notices, application form and a cover letter from the scheme designer ***Studio 42 Architects***.

We also provide in support of the application, now before the Board, additional drawings prepared by ***Studio 42 Architects*** at ***Appendix B*** and as clearly presenting a revised scheme to present re-arranged ground floor area as facilitates greater private open space provision.

2.2 Relevant Provisions of the Dun Laoghaire Rathdown County Development Plan 2022-2028

2.2.1 Development Plan Zoning Objective

Figure 2.1: Extract from *DLRCDP* Zoning Objectives Map



Source: DLRCDP 2022-2028

13.1 Land Use Zoning Objectives

13.1.1 Purpose of Use Zoning Objectives

The purpose of land use zoning is to indicate the development management objectives of the Council for all lands in its administrative area. Nineteen such zones are indicated in this Plan. They are identified by letter and colour on the Development Plan Maps. The land use zones used and the various objectives for these areas are detailed in Tables Nos.13.1.1– 13.1.19.

Table Nos. 13.1.1– 13.1.19 inclusive are intended as guidelines in assessing development proposals. However, they relate only to land use. Factors such as making the most efficient use of land, density, height, massing, traffic generation, public health regulations, design criteria, visual amenity, environmental considerations, flooding and potential nuisance by way of noise, odour or air pollution are also of importance in establishing whether or not a development proposal conforms to the proper planning and sustainable development of an area.

Table 13.1.2 - ZONING OBJECTIVE 'A'

To provide residential development and improve residential amenity while protecting the existing residential amenities.

Permitted in Principle

Assisted Living Accommodation, Community Facility[a], Childcare Service[a], Doctor/Dentist[a] etc., Education[a], Health Centre/ Healthcare Facility[a], Open Space, Public Services, Residential, Residential Institution, Travellers Accommodation.

***a:** Where the use will not have adverse effects on the 'A' zoning objective, 'to provide residential development and improve and improve residential amenity while protecting existing residential amenities'.*

We note the significance of the caveated uses under footnote 'a', as suggests the significance of the use of being potentially detrimental to existing residential amenity and where the uses **not** caveated are other "proposed residential" uses.

2.2.2 Principles of Development



The relevant policies to the development are as set out in the Planners Report (Pages 7-9) and under Chapter 12 of the *DLRCDP*. We respectfully contend that the local policy context is not disputed and do not intend to duplicate its reference herein but principally focus on the balanced (or otherwise) application of *development management standards or guidelines* which can assist the balanced consideration of development proposed.

However, the principal considerations associated with achieving more sustainable densities within our existing residential stock and as enabled via appropriate infill development can be best reflected also in the relevant Policy Objectives further and more fully presented herein:

4.3.1.1 Policy Objective PHP18: Residential Density
It is a Policy Objective to:

- *Increase housing (houses and apartments) supply and promote compact urban growth through the consolidation and re-intensification of infill/brownfield sites having regard to*

proximity and accessibility considerations, and development management criteria set out in Chapter 12.

- *Encourage higher residential densities provided that proposals provide for high-quality design and ensure a balance between the protection of existing residential amenities and the established character of the surrounding area, with the need to provide for high quality sustainable residential development.*

4.3.1.2 Policy Objective PHP19: Existing Housing Stock - Adaptation
It is a Policy Objective to:

- *Conserve and improve existing housing stock through supporting improvements and adaption of homes consistent with NPO 34 of the NPF.*

- *Densify existing built-up areas in the County through small scale infill development having due regard to the amenities of existing established residential neighbourhoods.*

12.1 Introduction
In order to ensure the proper planning and sustainable development of the County it is important that development conform to the specific requirements set out in this Chapter.

12.3 Neighbourhood - People, Homes and Place
This Section sets out guidance on qualitative, quantitative, and development management criteria for sustainable neighbourhood infrastructure and residential developments. These requirements will form the basis for evaluating planning applications for residential development and their respective supporting neighbourhood infrastructure with a view to improving the quality of life in Dún Laoghaire-Rathdown.

12.3.1 Quality Design
It is a Policy Objective to promote high quality design and layout in all new development. Whilst this Section refers more specifically to design relative to residential development, the principles detailed can be applied to any form of development. A core aim of land-use planning is to ensure that new residential developments offer a high quality living environment for residents, both in terms of the standard of individual dwelling units and in terms of the overall layout and appearance of streets and outdoor spaces. In considering applications for new developments the Planning Authority will refer to Government guidelines that offer specific guidance in relation to design, including those listed in Appendix 12.

12.3.7 Additional Accommodation in Existing Built-up Areas
12.3.7.5 Corner/Side Garden Sites
Corner site development refers to sub-division of an existing house curtilage and/or an appropriately zoned brownfield site, to provide an additional dwelling(s) in existing built up areas. In these cases, the Planning Authority will have regard to the following parameters (Refer also to Section 12.3.7.7):

- *Size, design, layout, relationship with existing dwelling and immediately adjacent properties.*
- *Impact on the amenities of neighbouring residents.*
- *Accommodation standards for occupiers.*
- *Development Plan standards for existing and proposed dwellings.*
- *Building lines followed, where appropriate.*
- *Car parking for existing and proposed dwellings provided on site.*
- *Side/gable and rear access/maintenance space.*
- *Adequate usable private open space for existing and proposed dwellings provided.*
- *Level of visual harmony, including external finishes and colours.*

- *Larger corner sites may allow more variation in design, but more compact detached proposals should more closely relate to adjacent dwellings. A modern design response may, however, be deemed more appropriate in certain areas where it may not be appropriate to match the existing design.*
- *Side gable walls as side boundaries facing corners in estate roads are not considered acceptable and should be avoided.*
- *Appropriate boundary treatments should be provided both around the site and between the existing and proposed dwellings. Existing boundary treatments should be retained/reinstated where possible.*
- *Use of first floor/apex windows on gables close to boundaries overlooking footpaths, roads and open spaces for visual amenity and passive surveillance.*

It is also recognised that these sites may offer the potential for the development of elderly persons accommodation of more than one unit, and this will be encouraged by way of corner/side and infill development. This would allow the elderly to remain in their community in secure and safe accommodation. At the discretion of the Planning Authority, subject to design and level of accommodation provided, there may be some relaxation in private open space and car parking standards for this type of proposal.

12.3.7.7 Infill

In accordance with Policy Objective PHP19: Existing Housing Stock – Adaptation, infill development will be encouraged within the County. New infill development shall respect the height and massing of existing residential units. Infill development shall retain the physical character of the area including features such as boundary walls, pillars, gates/gateways, trees, landscaping, and fencing or railings. This shall particularly apply to those areas that exemplify Victorian era to early-mid 20th century suburban 'Garden City' planned settings and estates that do not otherwise benefit from ACA status or similar. (Refer also to Section 12.3.7.5 corner/side garden sites for development parameters, Policy Objectives HER20 and HER21 in Chapter 11).

2.2.3 <u>Commentary</u>

It is noted from the *Planners Report* that it was considered that the proposed development and residential infill is ***permitted in principle***.

It is further noted that the Planners Report in considering 'residential density' and the established character of the area that ***a modest increase in density can be considered***:

> *…….in accordance with sections 4.3.1.1 PHP18: Residential Density of the Dún Laoghaire Rathdown County Development Plan 2022-2028 and the Compact Settlement Guidelines 2024.*

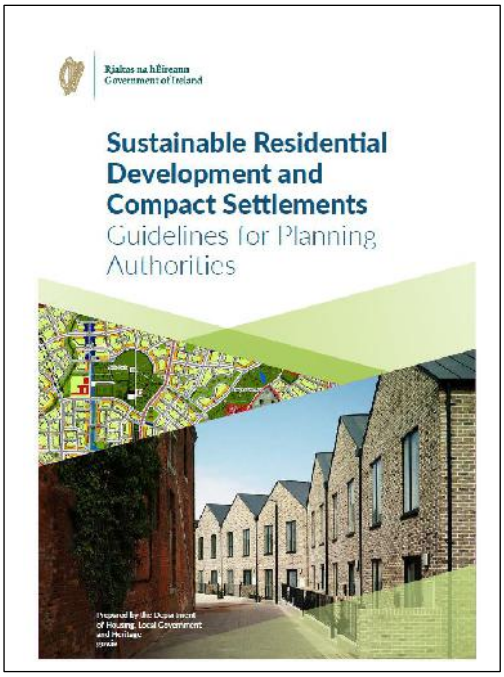
It is respectfully considered the singular issue of private open space shortfall has triggered a consideration of 'over-development' without a wider consideration of appropriate density, quality of residential development proposed to be delivered and whereas no significant impacts upon neighbouring residential amenity are registered.

We hereby respectfully draw the Commissions attention to the principal policy objective(s) of delivering sustainable homes in a compact form and how they are delivered is a more nuanced consideration of the qualitative aspects of delivery.

2.3 Relevant Provisions of the Ministerial Guidelines - *Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities - 2024*

The guidelines set out policy and guidance in relation to the planning and development of urban and rural settlements, with a focus on sustainable residential development and the creation of compact settlements.

The relevance and significance of the *Guidelines 2024* in the circumstances of the current appeal should not be underplayed, as they present not only a more direct reflection of the *updated NPF (First Revision) 2025* but the revised significant thinking on *"flexibility in the application of plan standards"* in the wider context of presenting *Compact Growth* initiatives not previously fully embodied within the *DLRCDP* adopted in 2022.



The Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities "the Guidelines" will constitute Ministerial Guidelines under Section 28 of the Planning and Development Act 2000 (as amended). Section 28 ***provides that planning authorities and An Bord Pleanála*** *shall have regard to Ministerial Guidelines and* ***shall apply any specific planning policy requirements (SPPRs) of the Guidelines****, within the meaning of Section 28 (1C) of the Planning and Development Act 2000 (as amended), in the performance of their functions.*

1.3.2 Compact Growth

The NPF priorities for compact growth include an emphasis on the renewal of existing settlements, rather than continued sprawl.

In order to achieve compact growth, we will need to support more intensive use of existing buildings and properties, including the re-use of existing buildings that are vacant and more intensive use of previously developed land and infill sites, in addition to the development of sites in locations served by existing facilities and public transport.

The NPF targets for infill and brownfield development recognise that there is significant capacity within all settlements to accommodate a growing economy and a growing population and to enhance placemaking and restore nature and biodiversity.

To achieve compact growth, it will also be necessary to increase the scale of new buildings in all parts of our cities and towns, with highest densities at the most central and accessible urban locations, particularly in city centres and close to public transport nodes and interchanges.

5.0 Development Standards for Housing

5.1 Introduction

This chapter focuses on the design of housing units and the relationship with their immediate surroundings. One of ***the core principles*** *of these Guidelines is to* ***support****, alongside national building standards,* ***new homes*** *that provide a high standard of amenity while also* ***achieving sustainable and lower carbon development****. It will also be necessary* ***to ensure that new housing integrates well*** *and that the safety* ***and amenity of*** *residential and other sensitive occupiers* ***of adjacent properties is safeguarded to a reasonable extent****.*

5.3 Standards for Housing

To enable greater innovation, ***a graduated and flexible approach to the application of residential development standards*** *is required across all housing types. In particular, it is necessary* ***to review and update standards in*** *statutory development plans in* ***relation to*** *separation between dwellings,* ***private, semi-private and public open space provision****, car parking and cycle parking.*

5.3.2 Private Open Space for Houses

Well-designed private open space forms an integral part of houses and is essential for health and wellbeing. The minimum private open space standard in development plans often reflects

the traditional suburban separation standard and width of a dwelling. A more graduated and flexible approach that supports the development of compact housing and takes account of the value of well-designed private and semi-private open space should be applied.

SPPR 2 - Minimum Private Open Space Standards for Houses
It is a specific planning policy requirement of these Guidelines that proposals for new houses meet the following minimum private open space standards:

1 bed house	*20 sq.m*
2 bed house	*30 sq.m*
3 bed house	*40 sq.m*
4 bed + house	*50 sq.m*

A further reduction below the minimum standard may be considered acceptable where an equivalent amount of high-quality semi-private open space is provided in lieu of the private open space, subject to at least 50 percent of the area being provided as private open space (see Table 5.1 below). The planning authority should be satisfied that the compensatory semi-private open space will provide a high standard of amenity for all users and that it is well integrated and accessible to the housing units it serves.

Apartments and duplex units shall be required to meet the private and semi-private open space requirements set out in the Sustainable Urban Housing:Design Standards for New Apartments, Guidelines for Planning Authorities 2023 (and any subsequent updates).

***For** building refurbishment schemes on sites of any size or **urban infill schemes on smaller sites (e.g. sites of up to 0.25ha) the private open space standard may be relaxed in part or whole**, on a case-by-case basis, subject to overall design quality and proximity to public open space.*

In all cases, the obligation will be on the project proposer to demonstrate to the satisfaction of the planning authority or An Bord Pleanála that residents will enjoy a high standard of amenity.

This SPPR will not apply to applications made in a Strategic Development Zone until the Planning Scheme is amended to integrate changes arising from the SPPR. Refer to Section 2.1.2 for further detail.

2.3.1 Commentary

We herein respectfully emphasise that the requisite flexibility allowable to private open space provision associated with a residential infill scheme as applies the principal concept of achievable compact and sustainable development in a locality well provided with complementary social and community infrastructure as well as a highly accessible public transport network is very much the opportunity to reflect any such allowable flexibility. Whereas the local planning authority may not feel empowered to make such a decision for fear of *'setting an undesirable precedent for example'* the Commission, we respectfully contend, are duly enabled 'to relax the open space standards' in the subject case. We would respectfully contend that the private open space standards are not to any significant degree breached in any event.

We respectfully contend that the *'project proposer / applicant'* as required in ***SPPR 2***, provides the requisite drawings and policy review to confirm that both neighbouring and subsequent residential occupiers will enjoy a high standard of amenity not just in terms of building design and internal amenity space but importantly by the highly accessible location, community infrastructure and wider public open space-rich living environment.

3.0 DECISION OF THE LOCAL PLANNING AUTHORITY

3.1 Reason for Refusal

> *1. Having regard to the zoning of the site 'A', its constrained size and corner site nature, the proposed development would result in inadequate and substandard private open space provision for both the proposed dwelling and the existing dwelling, resulting in an overdevelopment of the site. In particular, the proposed private open space for new dwelling is significantly deficient in terms of quality, privacy and functionality and fails to provide a meaningful quantum of usable rear garden space, thereby creating a substandard residential environment. The proposal would therefore constitute overdevelopment, would adversely affect residential amenity, and would be contrary to Sections 12.3.7.5 and 12.3.7.7 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, SPPR 2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), and the proper planning and sustainable development of the area.*

3.2 Rebuttal of Refusal – Flexible Application of Private Open Space Standards Denied

It is important and significant to acknowledge that the planning authority have refused planning permission for the singular reason of presenting sub-standard open space, which triggers in their (the local planning authority) consideration the associated over-development of the subject lands. The reduction of the host structures private open space as well as the proposed structures open space provision is cited.

It is important and significant to note that other considerations of over development such as neighbouring residential impact, overlooking, loss of privacy visual intrusion and/or overshadowing are not cited by the planning authority in this regard and from the Applicants considered opinion the singular open space consideration can be justifiably challenged in the circumstances and where core policy objectives of the adopted *DLRCDP* and more recent and keenly relevant Ministerial Guidelines associated with compact growth should take precedence and outweigh any reluctance to apply any available relaxation of private open space standards.

Other, equally significant and important material planning considerations as contained within the *Planners Report* have been considered in the positive and in themselves suggest a conflicted determination process and where a balanced decision considering all matters of relevance would enable a conversely positive planning outcome.

We briefly consider the material planning considerations as highlighted by the local planning authority, their positive consideration of same and as such lends further weight to the principal argument to overturn the decision of the local planning authority as respectfully available to the Commission.

3.3 Planners Report – Material Planning Considerations Reviewed

3.3.1 Principle of Development

The *Planners Report* cites the subject site *Zoning Objective 'A'* under which residential development is permitted, regard is had to *Chapter 12 Development Management* in respect of advisable guidelines for the consideration of corner sites and residential infill if not producing undesirable effects would be consistent with the proper planning and sustainable density of the area.

We do note the significant absence or referral to the appropriate *Core Policy Objectives*, namely ***PHP 18 & 19*** associated with housing provision, delivering homes and sustainable compact growth. The omission to the consideration of residential density and the utilisation of the existing housing stock

to deliver new homes is a significant omission to the material planning consideration process. We do note *PHP 18* is latterly referred under the Residential Density consideration.

3.3.2 Residential Density

The local planning authority in recognition of the proposed development and its presented density of circa. 80 uph/dph (units/dwellings per hectare) considers it to be in accordance with the above referred ***PHP 18 Residential Density*** a core housing delivery objective of the Plan.

We also note under the density consideration of the *Planners Report* the seemingly helpful site-specific location characterisation, as follows. *located within the Urban Neighbourhood Location wherein it is within 1 km walking distance to a high frequency bus route* but fails to refer to the amount of accessible community infrastructure locally. The Bus Connects Corridor is literally within 200 metres of the proposed dwelling unit and the host structure and as presents significant public transport and active travel mode accessibility for the resultant development not appropriately or suitably acknowledged in our opinion.

3.3.3 Climate Action

The 'Climate Action' considerations in the Planners Report refer and restrict their determination to construction materials and the energy efficiency of new buildings. Whereas our wider understanding of the potential to improve development under the Climate Action Plan represents a wider understanding of a lower carbon environment as might suggest that the better use of urban lands and the relationship with public transport modality may further enhance or reduce the impacts of greenhouse gases.

In effect, a wider interpretation of the climate change agenda might present more cohesive support for the form and location of the subject development as proposed.

3.3.4 Infill / Side Garden Development

In respect of the standard of accommodation proposed the *Planners Report* acknowledges that the presented development at a gross floor area of **80 sqm** exceeds the standard presented and thus required for a 2-storey, 2 bed, 3-person house at 70 sqm. The proposed development is part single part two-storey to reflect the site-specific circumstances, of course.

Whilst considered **oversized, by say 10 sqm**, the Planners Report goes on to present a lack of identified and **required storage capacity of 3 sqm**. As such the *Planners Report* neither acknowledges the exceedance of required floor area nor the ability of this exceedance to easily meet the required storage capacity. An unfairly prejudicial consideration on reflection and brought to the attention of the Commission, necessarily we contend.

In overall terms and in respect of the required gross floorspace requirements the proposed application presents generously above the required standards of the *Design Manual for Quality Housing*.

The *Planners Report* refers to Private Open Space and respectfully, **SPPR 2** of the Ministerial Guidelines, *Sustainable Residential Development and Compact Settlements* (*SRDCS*). The *Report* determines that the host dwelling retains only 28 sqm of rear private amenity space falling well below the 40 sqm required for a 3-bed house, whilst the proposed 2 bed unit only presents 28 sqm of lawn area to the front and street side of the proposed new unit, with an associated considered poor level of privacy and amenity. The *Planners Report* further highlights that the private open space to the rear of the proposed unit only represents 3 sqm of useable garden space and thus only 10% of the minimum garden area required.

Overall and in this regard the proposed private amenity space for the existing and proposed dwelling units is not considered to meet minimum requirements as presented and considered by the local planning authority (*DLRCC*) and as such presents a 'material contravention' of national policy and as results in a negative determination and a refusal of permission.

The Applicant acknowledges that the application results in a challenging consideration of standards in private open space but likewise challenges the assumptions of the local planning authority who in the first instance seek to override sustainable and achievable compact infill residential development in a location as would support and endorse national and core local planning policy objectives to achieve the requisite compact growth so desired.

If ever there was an opportunity to present consideration of guidelines flexibly on open space the subject site and proposed development is the subject case, we respectfully contend.

We note that the local planning authority prejudicially considers that private open space be presented wholly to the rear of a dwelling and where we highlight there is no such overriding objective in-built into the Compact Settlement Guidelines to confer same. The shortfalls presented in the *Planners Report* when presented in association with the Ground Floor Layout Plans of the Applicants Architects, challenges the assumptions of the planning authority.

In particular, host structure No. 28 presents available private open space at 33 sqm rear garden area and 30 sqm of front garden area (total 63 sqm private open space) and where a requisite open space standard associated with a 3-bed property should deliver 40 sqm of private open space. Notwithstanding the suitability of front garden open space as achievable private open space a combination of the quality internal residential amenity aligned with an achievement of 82.5% of private open space (in a solely rear garden setting) and with complementary front garden open space to also benefit the residential amenity of the resultant dwelling would present a substantive case to 'flexibly consider' and / or 'relax' the open space standard to acknowledge the wider beneficial planning objectives achievable.

With regard to the proposed development of a new 2 bed residential unit, the current proposed application before the Commission, the Planners Report wholly and prejudicially considers that the only available private open space is represented by a 3 sqm rear yard, as fails to acknowledge the available and beneficial perimeter open space presenting albeit to the front of the proposed development but as can be satisfactorily and achievably presented as 'private' open space if well bounded and presented accordingly.

In respect of the proposed 2 bed unit the presented useable amenity space is considered as much as 70 sqm and where the consolidated 'useable private' open space is closer to the requisite 30 sqm. Again, dependent on the overriding consideration of infill development achievable in a compact form, as we contend in the subject development, presents 'on balance' a qualitative residential outcome with internal amenity standards in exceedance of national guidelines and where private open space provision can be presented as achieving amenity / private open space standards or where even a considered shortfall, the bigger picture objectives of compact growth and delivery of much needs residential accommodation could equally prevail.

In short, we present that the host structure No. 28 Saint Laurence's Park, a 3-bed residential unit presents 62.5 sqm of private open space (33 sqm to the rear of the property) and No. 28A Saint Laurence's Park the proposed 2-bed residential unit presents 72 sqm of surrounding amenity space (31 sqm of which is in an enclosed and private form).

We respectfully request the Commission to flexibly consider the presented amenity open space either in form and/or quantity and quality available to enable and deliver under the national and core local policy objectives to deliver compact and sustainable residential development and where flexibly allowed by ***specific planning policy requirements*** (SPPRs).

3.3.5 Boundary Treatments

With regard to Boundary Treatments no specific details are provided and where a *Grant of Permission* might issue, a condition is thus recommended.

There is no dissenting determination in association with material planning considerations associated with boundary treatments and as such conditions of associated permission would be anticipated and accepted.

3.3.6 Separation Distances

There are no directly opposing windows noted within the presented *Planners Report* and as such the presented application is not considered to breach any specific standards or guidelines associated with separation distances.

3.3.7 Residential & Visual Amenity

The proposed scale and form of development is considered within the *Planners Report* as of an appropriate scale, height, massing and **would not** result in significant overbearing impact on adjacent properties.

Additionally, there is no considered overlooking and whereby no directly opposing windows at first floor level represent any significant amenity concern.

This section of the *Planners Report* revisits and rehearses the material considerations associated with the so referred, '*lack of meaningful quantum of quality open space'.* In this regard the perceived inadequate provision of same enables a consideration of 'over development' in the context of such open space, notwithstanding neither density nor plot ratio (the requisite and definitive indicators of 'over-development') fail to express such a measure or form of over development.

In terms of further presenting on neighbouring residential amenity considerations the Applicants have enlisted visualisation techniques to present CGI (computer generated imagery) from the scaled drawings of the architects and also undertaken a shadow analysis of the proposed development to further exhibit acceptability of scale form and layout of the proposed development and as presented at **Appendix C**.

3.3.8 Access, Parking & Transport

The Transportation Section of the planning authority has raised no objection to the proposed vehicular entrance and off-street parking space subject to the fact that a minimum depth of 5.5 metres is achieved.

The consideration of the development as located favourably to provided and to be improved bus transport connections and walking and pedestrian accessible local infrastructure presents to provide and justify a maximum car parking standard arrangement.

The quality of development and accessibility to promote a compact urban form are favourable considerations to be considered in the balance of material planning considerations.

4.0 CONCLUDING COMMENTARY

It is our contention that the proposed development is permissible in principle under the zoning objective for the site and where the concerns of the local planning authority associated with private open space have not been accordingly allowed flexible consideration as directed by Ministerial and local Core Planning Objectives as can conceivably override or respectfully balance any comparatively minimal concerns associated with open space provision.

The attainment of additional residential infill in a compact and sustainable form and where otherwise aligned with the material planning considerations contained within the adopted local development plan as associated with residential amenity and the surrounding residential environment should be embraced and confirmed as represents a beneficial use of urban lands.

The proposed development represents a suitable design response, subordinate in scale and massing inventive in its use of ground floor elements as respecting of the site context and as presenting a compatible approach to the residential environs.

In this regard we respectfully request you are enabled to overturn the refusal of the local authority and will be enabled to expedite a positive decision at your earliest opportunity in the interests of meeting a local housing need.

Yours faithfully



Mark Brindley
Principal
The Planning Partnership

APPENDIX A

DÚN LAOGHAIRE-RATHDOWN COUNTY COUNCIL REGISTER REFERENCE: *D26A*/0597
NOTIFICATION OF DECISION TO REFUSE PERMISSION

Comhairle Contae County Council
Comhairle Contae Dhún Laoghaire-Ráth an Dúin, Halla an Chontae, Dún Laoghaire, Co. Átha Cliath, Éire. A96 K6C9
Dún Laoghaire-Rathdown County Council, County Hall, Dún Laoghaire, Co. Dublin, Ireland. A96 K6C9
T: 01 205 4700 E: info@dlrcoco.ie W: www.dlrcoco.ie

James Nugent
No 42 Dominick Street Upper,
Broadstone,
Dublin 7,
D07 C5P6

02-Oct-2026

NOTIFICATION OF DECISION TO GRANT PERMISSION & REFUSE PERMISSION
PLANNING & DEVELOPMENT ACT 2000, AS AMENDED

Decision Order No.: P/1947/26 **Date of Decision:** 02-Oct-2026
Register Reference: D26A/0597/WEB **Date Received:** 10-Aug-2026

Applicant: John Lee
Development: The proposed development consists of the subdivision of the existing site curtilage and the construction of a new part single storey / part two storey two bedroom dwelling with hipped roof to the side garden of the existing dwelling (no. 28), together with: 1 no. new vehicular entrance incorporating 2 no. new gate piers (no gates proposed) involving partial removal of the existing front boundary wall, serving 1 no. off-street car parking space; 1 no. new pedestrian entrance; covered bicycle storage and bin storage; new boundary treatments and planting to the side of and within the site; green roof, rainwater harvesting and rain garden sustainable drainage measures; and new connections to the public foul and surface water drainage networks and all other services and all associated site development and ancillary works.The development also includes works to the existing dwelling no. 28 comprising new external wall insulation and rendered finish to the front and rear elevations, the blocking up of 2 no. existing windows to the side (gable) elevation, and a new unifying projecting entrance canopy on support columns to match the neighbouring properties, together with landscaping, site works and all associated ancillary works.

Location: 28, Saint Laurence's Park, Stillorgan, Co. Dublin, A94R659
Floor Area: 80 Sq. Metres
Time extension(s) up to and including:
Additional Information Requested/Received:

Dear Sir / Madam

In pursuance of its functions under the above mentioned Act, Dún Laoghaire-Rathdown County Council, being the Planning Authority, did by Order dated as above make a **SPLIT DECISION** to

REFUSE PERMISSION for proposed dwelling to the side garden for the following reason(s):

1. Having regard to the zoning of the site 'A', its constrained size and corner site nature, the proposed development would result in inadequate and substandard private open space provision for both the proposed dwelling and the existing dwelling, resulting in an overdevelopment of the site. In particular, the proposed private open space for new dwelling is significantly deficient in terms of quality, privacy and functionality and fails to provide a meaningful quantum of usable rear garden space, thereby creating a substandard residential environment. The proposal would therefore constitute overdevelopment, would adversely affect residential amenity, and would be contrary to Sections 12.3.7.5 and 12.3.7.7 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, SPPR 2 of the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024), and the proper planning and sustainable development of the area.[

AND

GRANT PERMISSION for the proposed modification works to the parent dwelling, subject to the (3) Conditions in the Second Schedule.

First Schedule
Reasons and Considerations
Having regard to the Objective 'A' zoning of the site, and policies and objectives as set out in the 2022-2028 Dún Laoghaire-Rathdown County Development Plan, it is considered that the development would not detract from the amenities of the area and is consistent with the provisions of the current Development Plan, and is therefore considered to be in accordance with the proper planning and sustainable development of the area Subject to Conditions.

Appropriate Assessment Screening
The proposed development has been screened for AA (report on file) and it has been determined that the proposed development would not significantly impact upon a Natura 2000 Site.

Environmental Impact Assessment Screening
Having regard to the nature and scale of the proposed development, which comprises modification works to the existing dwelling and an infill dwelling in a fully serviced urban location, it is considered that there is no real likelihood of significant effects on the environment arising from the proposed development. The need for environmental impact assessment can, therefore, be excluded at preliminary examination and as such a screening determination is not required.

Second Schedule
Conditions

1. The development shall be carried out in its entirety in accordance with the plans, particulars and specifications lodged with the application, save as may be required by the other conditions attached hereto or as otherwise agreed in writing by the Planning Authority.
REASON: To ensure that the development shall be in accordance with the permission and that effective control be maintained.

2. The entire dwelling 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: To prevent unauthorised development.

3. All external finishes, including roof tiles/slates, shall harmonise in material, colour and texture with the existing dwelling on site unless otherwise indicated on plans submitted.
REASON: In the interest of visual amenity.

NOTE: The attention of the applicant is drawn to Section 34(13) of the Planning and Development Act 2000, which relates as follows- 'A person shall not be entitled solely by reason of a permission under this section to carry out any development'.

NOTE: This permission does not imply any consent or approval for the structural stability and/or habitability of the works carried out and does not imply that the structure complies with the Building Regulations.

NOTE: The applicant is advised that in the event of encroachment or oversailing of the adjoining property, the consent of the adjoining property owner is required. If this written agreement is not obtained the proposed development shall be modified only insofar as is required to do this.

Submissions / Observations

NOTE (1): In deciding the planning application, the Planning Authority, in accordance with Section 34(3) of the Planning and Development Act 2000, as amended, has had regard to any submissions or observations received in accordance with the Planning and Development Regulations 2001 to 2012, pertaining to this application.

NOTE (2): The applicant is reminded that in accordance with Article 20 of the Planning and Development Regulations 2001 to 2012 any site notice erected or fixed pertaining to this application shall be removed (if not already done so) following receipt of this notification.

For the avoidance of doubt the reasons and recommendations set out in the planners report were generally adopted as set out in the Executive Order, this can be viewed at the Council Offices or the Council website.

Please note that, in accordance with Section 251 of the Planning and Development Act 2000, as amended, "where calculating any appropriate period or other time limit referred to in this Act or in any regulations made under this Act, **the period between the 24th Day of December and the first day of January, both days inclusive, shall be disregarded**".

Signed on behalf of Dún Laoghaire-Rathdown County Council.

Michelle Whyte

_____

for Senior Executive Officer

NOTES

APPEALS
This decision of the Planning Authority does not authorise works to commence and may be appealed to An Bord Pleanala by an Applicant or any person who made submissions or observations in writing in relation to this application to the Planning Authority.

A person who has an interest in adjoining lands in respect of which permission has been granted and who did not make a submission or observation under Section 37(6)(a) of the Planning and Development Act, 2000, may apply to the Board for leave to appeal the decision of the Planning Authority. Appeals should be sent to:

The Secretary,
An Bord Pleanala,
64 Marlborough Street,
Dublin 1.

Tel: 01-8588100

Every appeal must be made in writing and must state the subject matter and full grounds of appeal. It must be fully complete from the start.

The Board must receive an appeal within four weeks, beginning on the date of the decision set out above. A Third Party appeal will be invalid unless accompanied by the prescribed fee and a copy of the receipt from the Planning Authority in respect of a submission/observation.

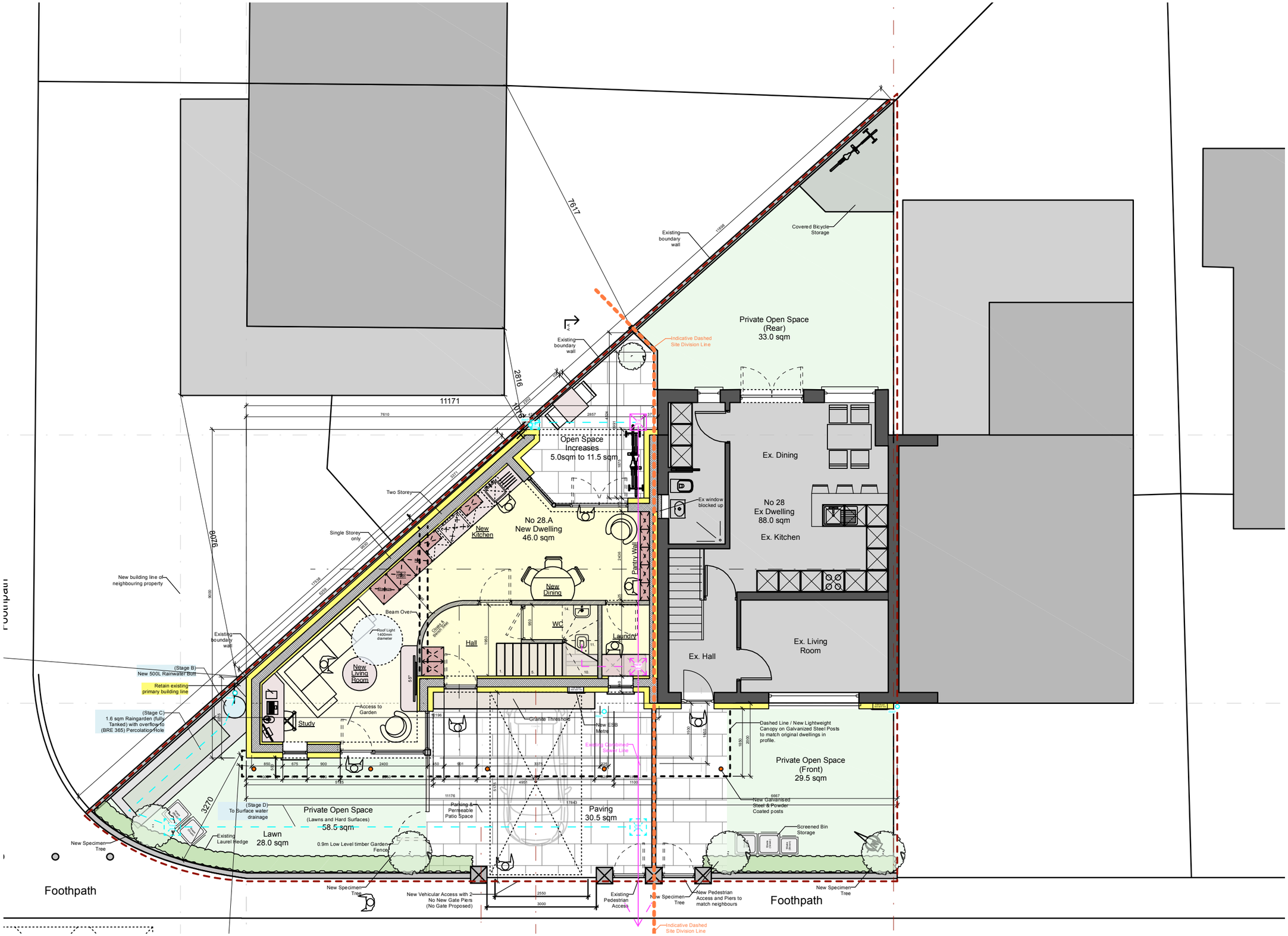
GRANT OF PERMISSION
In the case of a notification of a decision to Grant Permission, where no appeal is received by An Bord Pleanala against the decision, a PERMISSION will be granted by the Council as soon as may be after the expiration of the period for the making of an appeal.

REFUND OF FEES – REPEAT PLANNING APPLICATION
Provision is made for a partial refund of fees in the case of certain repeat applications submitted within a period of twelve months where the full standard fee was paid in respect of the first application where both applications relate to developments of the same character or description and to the same site. An application for a refund must be made in writing to the Planning Authority and received by them within a period of 8 weeks beginning on the date of Planning Authority's decision on the second application. Please consult the Planning & Development Regulations, 2001-2009, for full details of fees, refunds and exemptions.

REMOVAL OF SITE NOTICE(S)
The Applicant is requested to remove the Site Notice(s) pertaining to this Planning Application, if they have not already done so.

APPENDIX B

ADDITIONAL PRESENTED DRAWINGS OF AN ALTERNATIVE PROPOSAL



Proposed / Site Plan / Ground Floor Plan
Scale 1:100

STUDIO 42 ARCHITECTS
ARCHITECTURE . DESIGN . CONSERVATION . INTERIORS

No.42 Dominick Street Upper, Broadstone, Dublin 7
Office: 01 535 0853 | Mobile: 087 923 9803
mail@studio42.ie | www.studio42.ie

Project ID.	Client:	Project Date.
2663	John Lee	-

Project Address:
28 St Laurence's Park, Stillorgan

Project Address 2:
Dublin, A94 R659

Project Works:
New Development to side Garden

Stage:
PLANNING-ACP

Sheet Title:	by:
Plan GF	JN
Sheet Title 2:	Scale
	1:100
Sheet / Project Status:	Sheet Size
(Status)	ISO A3

Sheet Number:	(Rev)	Sheet Plot Date:
2663 PL-ACP-00		Oct 26, 2026

LEGEND

PLAN DETAILS
- Site Boundary
- Existing Structure
- Neighbouring Property
- Proposed Demolition
- New Floor Area

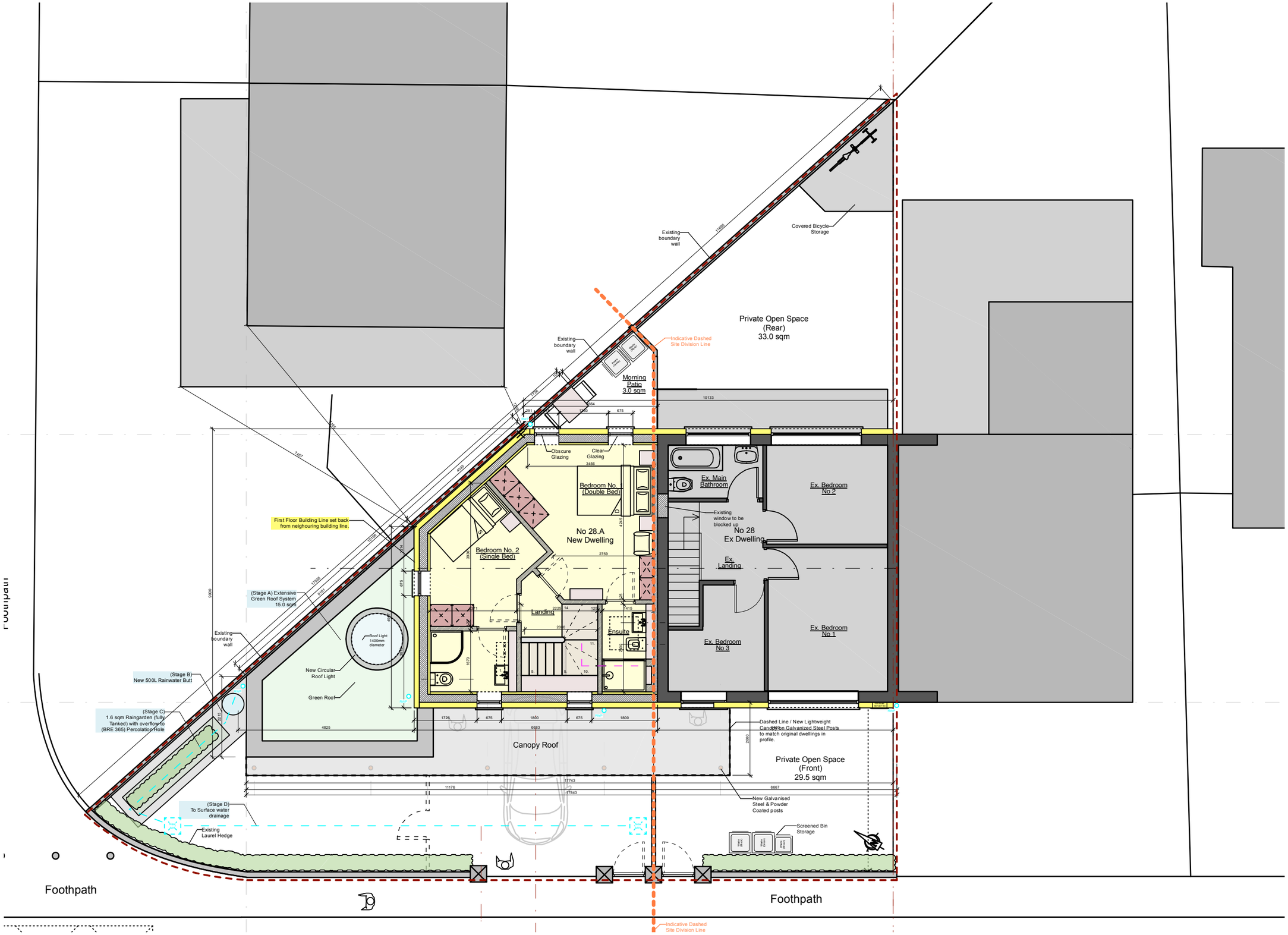
DRAINAGE
- Foul Drainage (Existing)
- Foul Drainage (Proposed)
- Surface Water (Existing)
- Surface Water (Proposed)

Areas

Site	250.0 Sqm. 0.062 Acres. 0.025 HA.
Ex. Dwelling No. 28	
Ex. Ground Floor	47.3 Sqm
Ex. First Floor	40.7 Sqm
Total	**88.0 Sqm**
Private Open Space	**62.5 Sqm**
New Dwelling No 28.A	
Ground Floor	46.0 Sqm
First Floor	38.0 Sqm
Total	**84.0 Sqm**
Private Open Space	**69.7 Sqm**
Revised Site Areas	
Site Area 28	121.0 Sqm
Site Area 28.A	129.0 Sqm

North Point

PROPOSED



Proposed / First Floor Plan
Scale 1:100

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mail@studio42.ie | www.studio42.ie

Project ID.	Client:	Project Date.
2663	John Lee	-

Project Address:
28 St Laurence's Park, Stillorgan

Project Address 2:
Dublin, A94 R659

Project Works:
New Development to side Garden

Stage:
PLANNING-ACP

Sheet Title:	by:
Plan - FF	JN
Sheet Title 2:	Scale
	1:100
Sheet / Project Status:	Sheet Size
(Status)	ISO A3
Sheet Number: (Rev)	Sheet Plot Date:
2663 PL-ACP-01	Oct 26, 2026

LEGEND

PLAN DETAILS
- Site Boundary
- Existing Structure
- Neighbouring Property
- Proposed Demolition
- New Floor Area

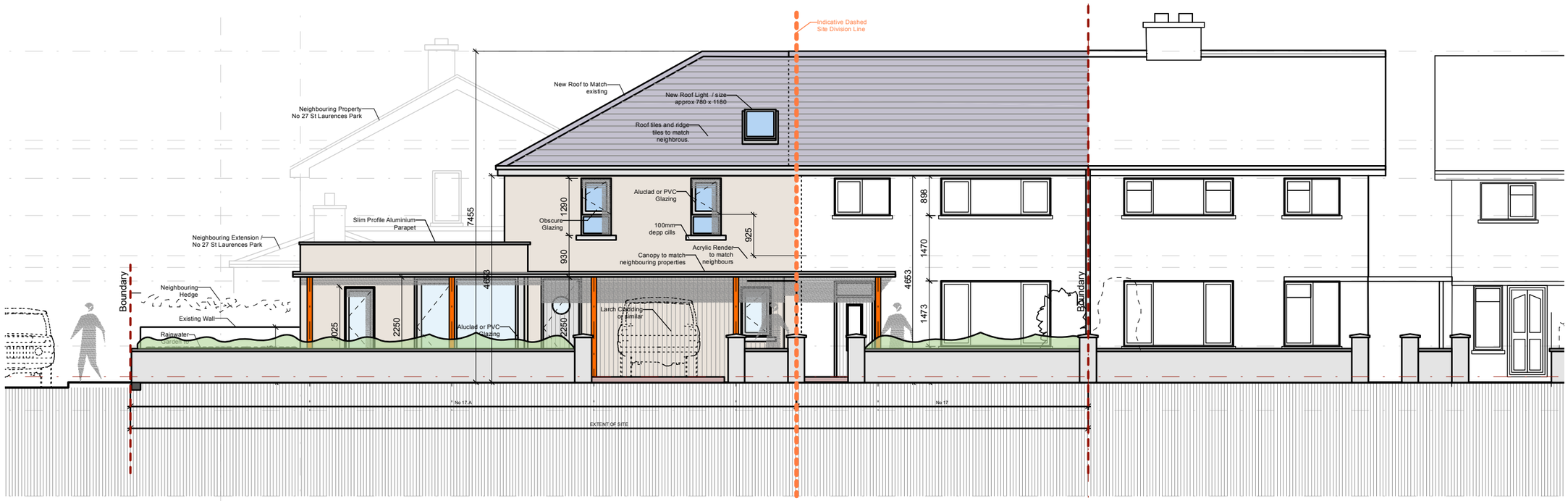
DRAINAGE
- Foul Drainage (Existing)
- Foul Drainage (Proposed)
- Surface Water (Existing)
- Surface Water (Proposed)

Areas

Site	250.0 Sqm. 0.062 Acres. 0.025 HA.
Ex. Dwelling No. 28	
Ex. Ground Floor	47.3 Sqm
Ex. First Floor	40.7 Sqm
Total	**88.0 Sqm**
Private Open Space	**62.5 Sqm**
New Dwelling No 28.A	
Ground Floor	46.0 Sqm
First Floor	38.0 Sqm
Total	**84.0 Sqm**
Private Open Space	**69.7 Sqm**
Revised Site Areas	
Site Area 28	121.0 Sqm
Site Area 28.A	129.0 Sqm

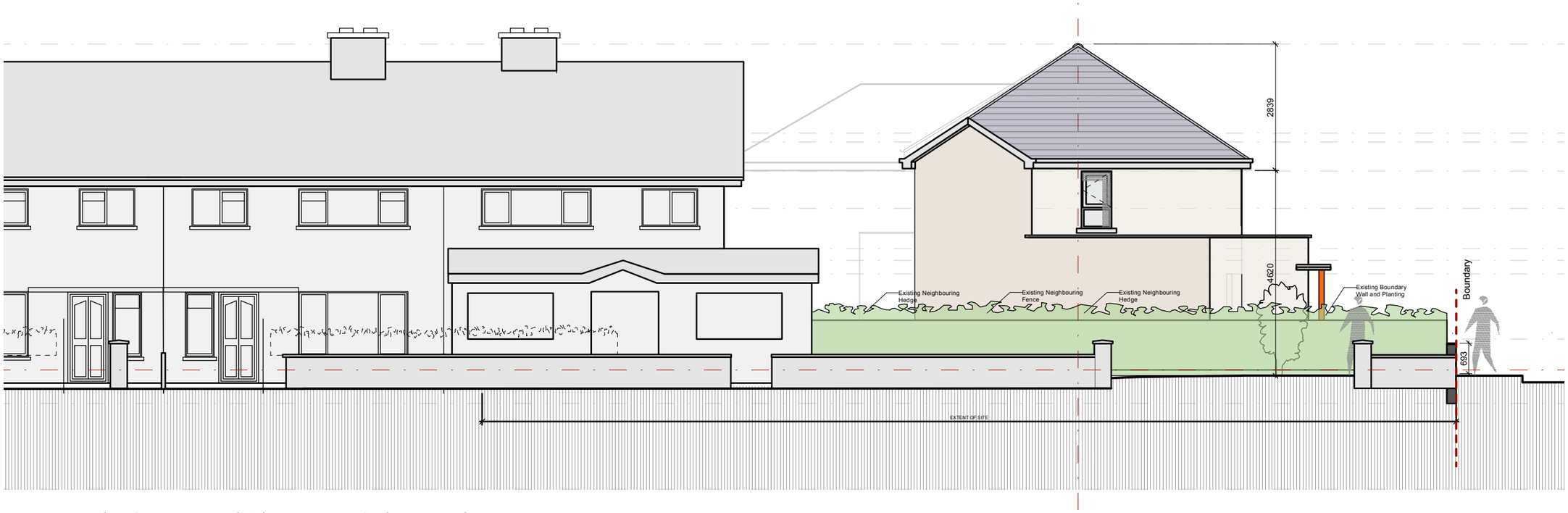
North Point

PROPOSED



Proposed Contextual Elevations Front (South-West)

Scale 1:100



Proposed / Contextual Elevations Side (North-West)

Scale 1:100

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Project ID.	Client:	Project Date.
2663	John Lee	-

Project Address:
28 St Laurence's Park, Stillorgan

Project Address 2:
Dublin, A94 R659

Project Works:
New Development to side Garden

Stage:
PLANNING-ACP

Sheet Title:	by:
Elevations Contextual	JN

Sheet Title 2:	Scale
	1:100

Sheet / Project Status:	Sheet Size
(Status)	ISO A3

Sheet Number:	(Rev)	Sheet Plot Date:
2663 PL-ACP-10		Oct 26, 2026

LEGEND

PLAN DETAILS

- Site Boundary
- Existing Structure
- Neighbouring Property
- Proposed Demolition
- New Floor Area

DRAINAGE

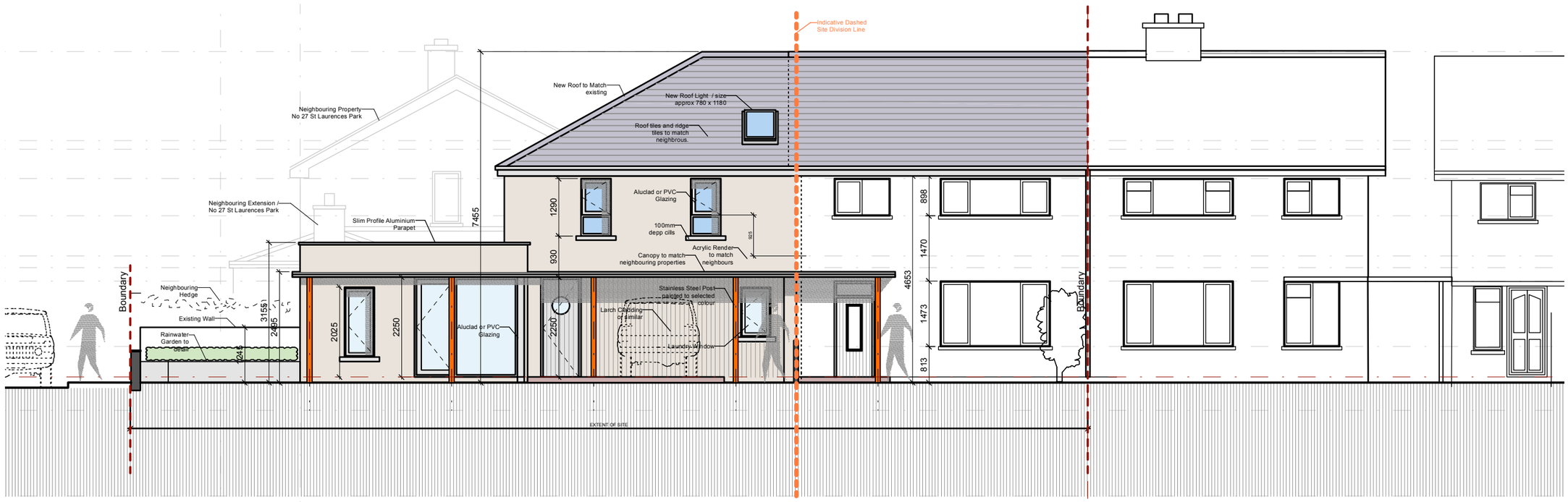
- Foul Drainage (Existing)
- Foul Drainage (Proposed)
- Surface Water (Existing)
- Surface Water (Proposed)

Areas

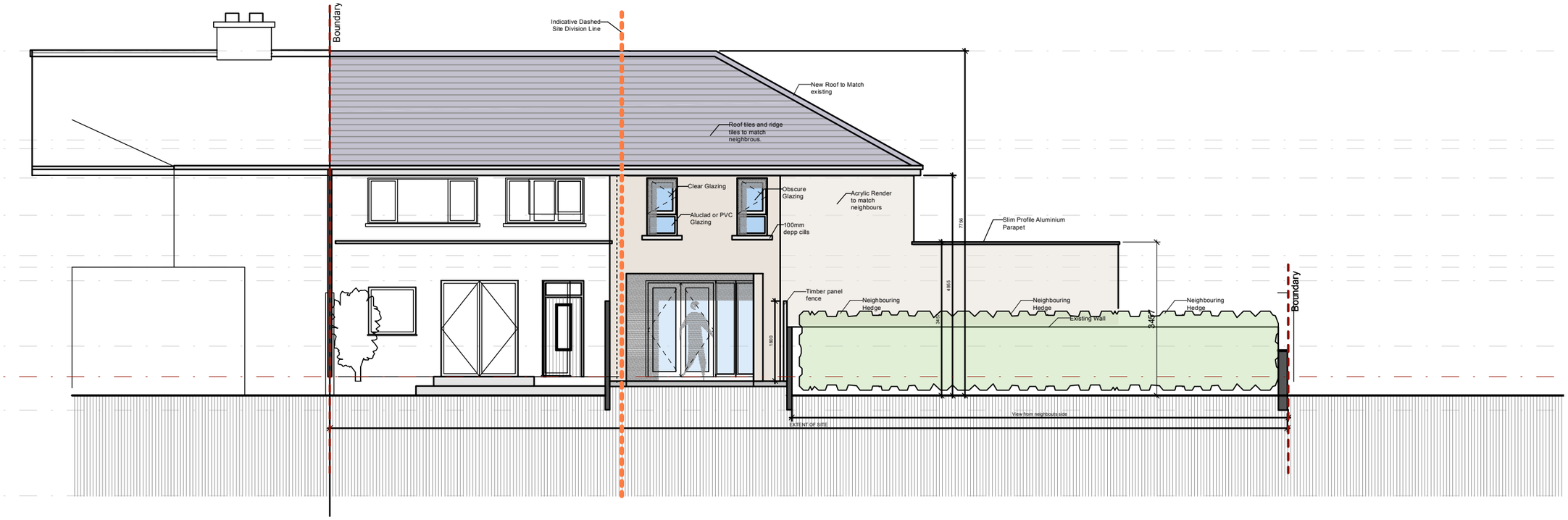
Site	250.0 Sqm. 0.062 Acres. 0.025 HA.
Ex. Dwelling No. 28	
Ex. Ground Floor	47.3 Sqm
Ex. First Floor	40.7 Sqm
Total	**88.0 Sqm**
Private Open Space	**62.5 Sqm**
New Dwelling No 28.A	
Ground Floor	46.0 Sqm
First Floor	38.0 Sqm
Total	**84.0 Sqm**
Private Open Space	**69.7 Sqm**
Revised Site Areas	
Site Area 28	121.0 Sqm
Site Area 28.A	129.0 Sqm

North Point

PROPOSED



Proposed / Elevation Front (South-West)
Scale 1:100



Proposed / Elevation Rear (North-East)
Scale 1:100

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mail@studio42.ie | www.studio42.ie

Project ID.	Client:	Project Date.
2663	John Lee	-

Project Address:
28 St Laurence's Park, Stillorgan

Project Address 2:
Dublin, A94 R659

Project Works:
New Development to side Garden

Stage:
PLANNING-ACP

Sheet Title:	by:
Elevations	JN

Sheet Title 2:	Scale
	1:100

Sheet / Project Status:	Sheet Size
(Status)	ISO A3

Sheet Number:	(Rev)	Sheet Plot Date:
2663 PL-ACP-11		Oct 26, 2026

LEGEND

PLAN DETAILS
- Site Boundary
- Existing Structure
- Neighbouring Property
- Proposed Demolition
- New Floor Area

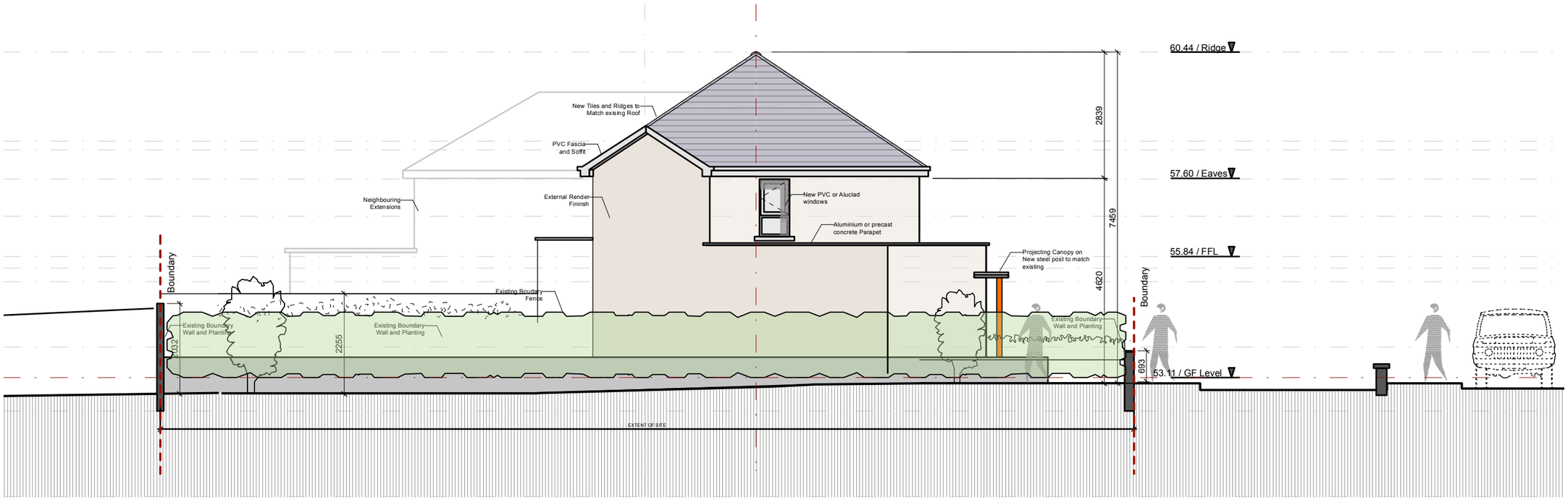
DRAINAGE
- Foul Drainage (Existing)
- Foul Drainage (Proposed)
- Surface Water (Existing)
- Surface Water (Proposed)

Areas

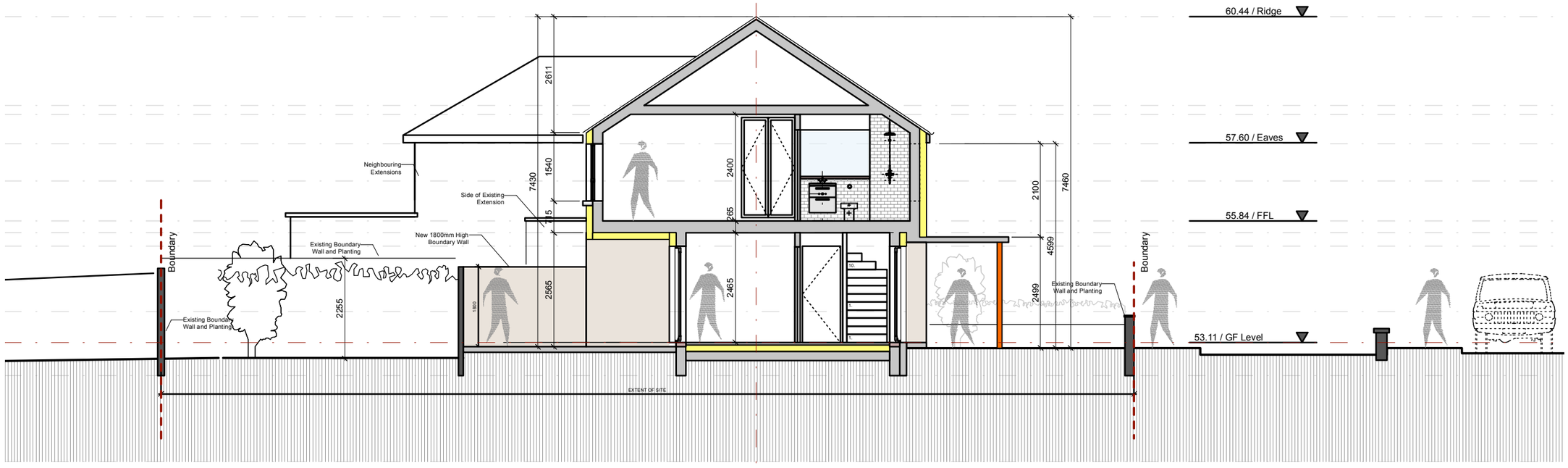
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Ex. Dwelling No. 28	
Ex. Ground Floor	47.3 Sqm
Ex. First Floor	40.7 Sqm
Total	**88.0 Sqm**
Private Open Space	**62.5 Sqm**
New Dwelling No 28.A	
Ground Floor	46.0 Sqm
First Floor	38.0 Sqm
Total	**84.0 Sqm**
Private Open Space	**69.7 Sqm**
Revised Site Areas	
Site Area 28	121.0 Sqm
Site Area 28.A	129.0 Sqm

North Point

PROPOSED



Proposed / Elevation Side (North-West)
Scale 1:100



Proposed / Section (A-A)
Scale 1:100

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Office: 01 535 0853 | Mobile: 087 923 9803
mail@studio42.ie | www.studio42.ie

Project ID.	Client:	Project Date.
2663	John Lee	-

Project Address:
28 St Laurence's Park, Stillorgan

Project Address 2:
Dublin, A94 R659

Project Works:
New Development to side Garden

Stage:
PLANNING-ACP

Sheet Title:	by:
Elevations	JN

Sheet Title 2:	Scale
	1:100

Sheet / Project Status:	Sheet Size
(Status)	ISO A3

Sheet Number:	(Rev)	Sheet Plot Date:
2663 PL-ACP-12		Oct 26, 2026

LEGEND

PLAN DETAILS
- Site Boundary
- Existing Structure
- Neighbouring Property
- Proposed Demolition
- New Floor Area

DRAINAGE
- Foul Drainage (Existing)
- Foul Drainage (Proposed)
- Surface Water (Existing)
- Surface Water (Proposed)

Areas

Site	250.0 Sqm. 0.062 Acres. 0.025 HA.

Ex. Dwelling No. 28

Ex. Ground Floor	47.3 Sqm
Ex. First Floor	40.7 Sqm
Total	**88.0 Sqm**
Private Open Space	**62.5 Sqm**

New Dwelling No 28.A

Ground Floor	46.0 Sqm
First Floor	38.0 Sqm
Total	**84.0 Sqm**
Private Open Space	**69.7 Sqm**

Revised Site Areas

Site Area 28	121.0 Sqm
Site Area 28.A	129.0 Sqm

North Point

PROPOSED

APPENDIX C

3 DIMENSIONAL PRESENTATION OF SUBJECT SCHEME & SHADOW ANALYSIS













STUDIO 42 ARCHITECTS
ARCHITECTURE . DESIGN . CONSERVATION . INTERIORS

APPENDIX C

Shadow Analysis

Existing and Proposed Shadow Studies

New Dwelling to Side Garden, 28 St Laurence's Park, Stillorgan, Co. Dublin, A94 R659

Applicant: John Lee

First Party Appeal to An Coimisiún Pleanála - Dún Laoghaire-Rathdown County Council Reg. Ref. D26A/0597

Studio 42 Architects | Job No. 2663 | 27 October 2026

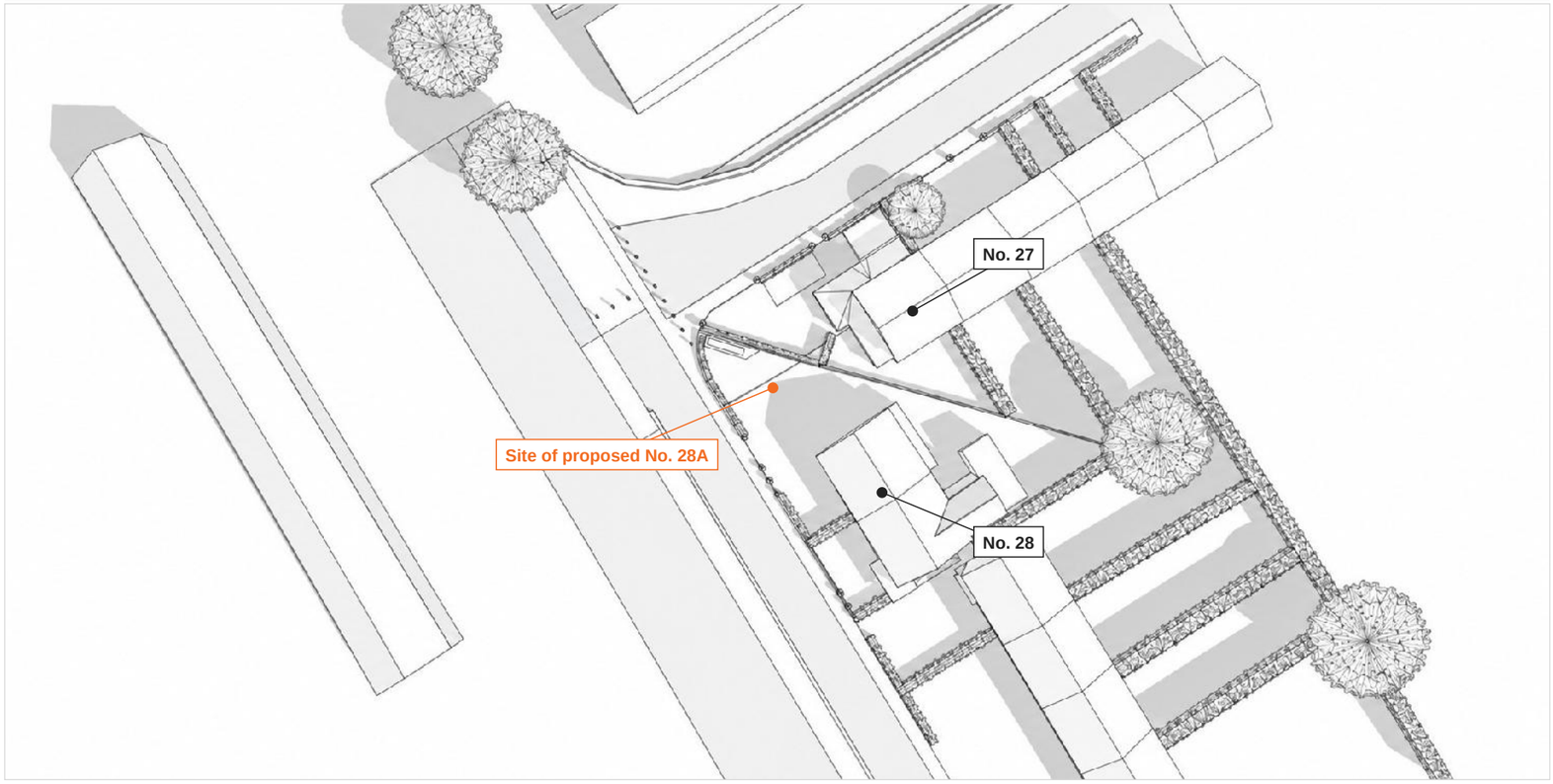
CONTENTS

2663 PL-ACP-SA-01	21 March - 09:30
2663 PL-ACP-SA-02	21 March - 12:00
2663 PL-ACP-SA-03	21 March - 15:30
2663 PL-ACP-SA-04	21 April - 09:30
2663 PL-ACP-SA-05	21 April - 12:00
2663 PL-ACP-SA-06	21 April - 15:30
2663 PL-ACP-SA-07	21 July - 09:30
2663 PL-ACP-SA-08	21 July - 12:00
2663 PL-ACP-SA-09	21 July - 15:30
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2663 PL-ACP-SA-12	21 December - 15:30

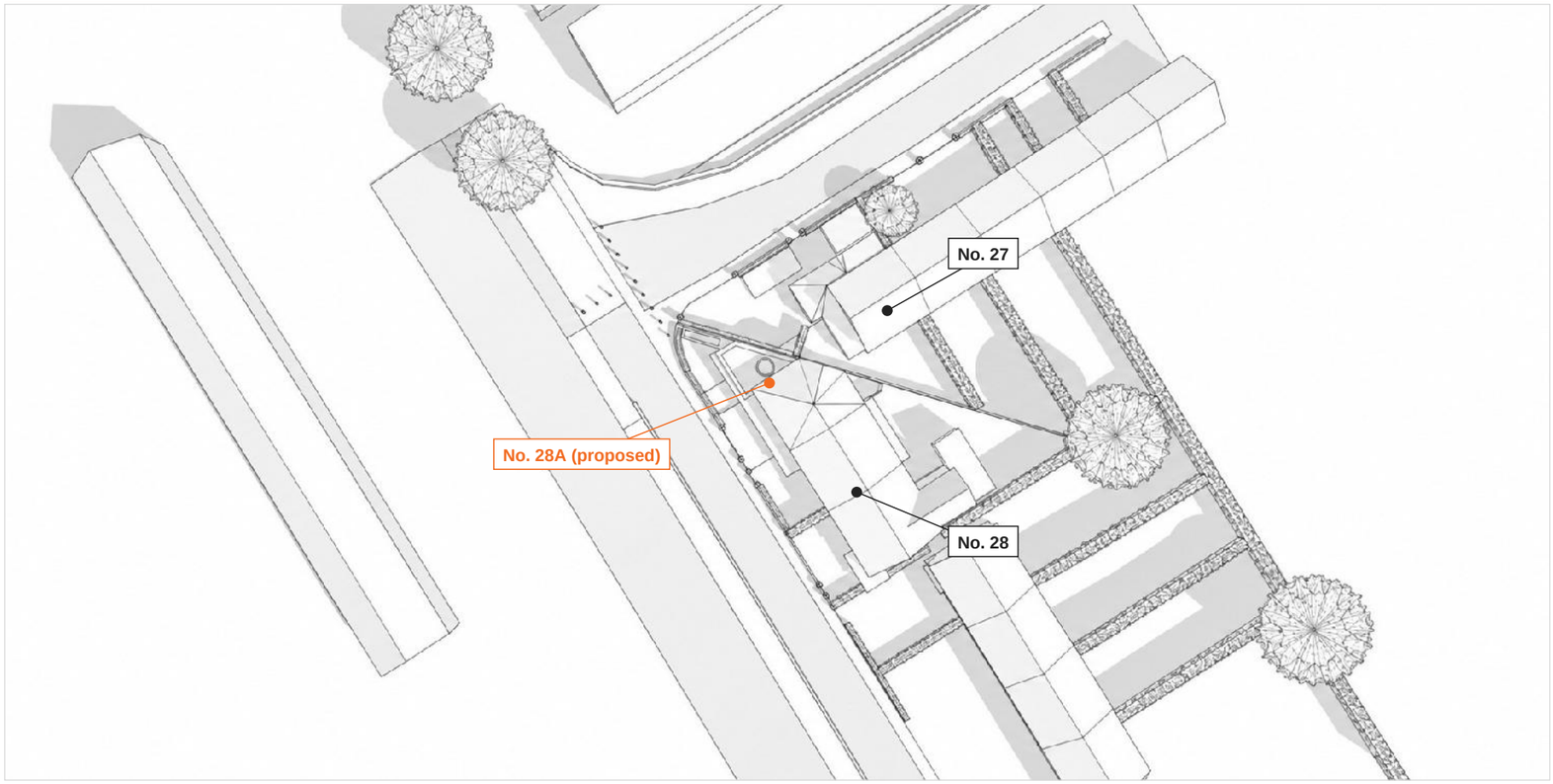
NOTES

1. Shadow studies generated from a 3D model of the site and surrounding properties (SketchUp), using sun positions for the site location on the dates and times stated.
2. Shadow cast by all modelled buildings, boundaries and trees is shown in grey.
3. Neighbouring buildings, boundaries and trees are modelled from survey and available information and are indicative.
4. Illustrative study, not to scale. Read in conjunction with Studio 42 Architects drawings 2663 PL-ACP-00 to 12.
5. Each sheet: upper image existing, lower image proposed.
6. North point indicative, taken from site plan 2663 PL-ACP-00.
7. 21 March is the reference date used in BRE 209 (3rd ed., 2022) for sunlight to gardens and open spaces. These studies are illustrative and are not a quantitative BRE 209 assessment.

EXISTING



PROPOSED



N

North point indicative

STUDIO 42 ARCHITECTS

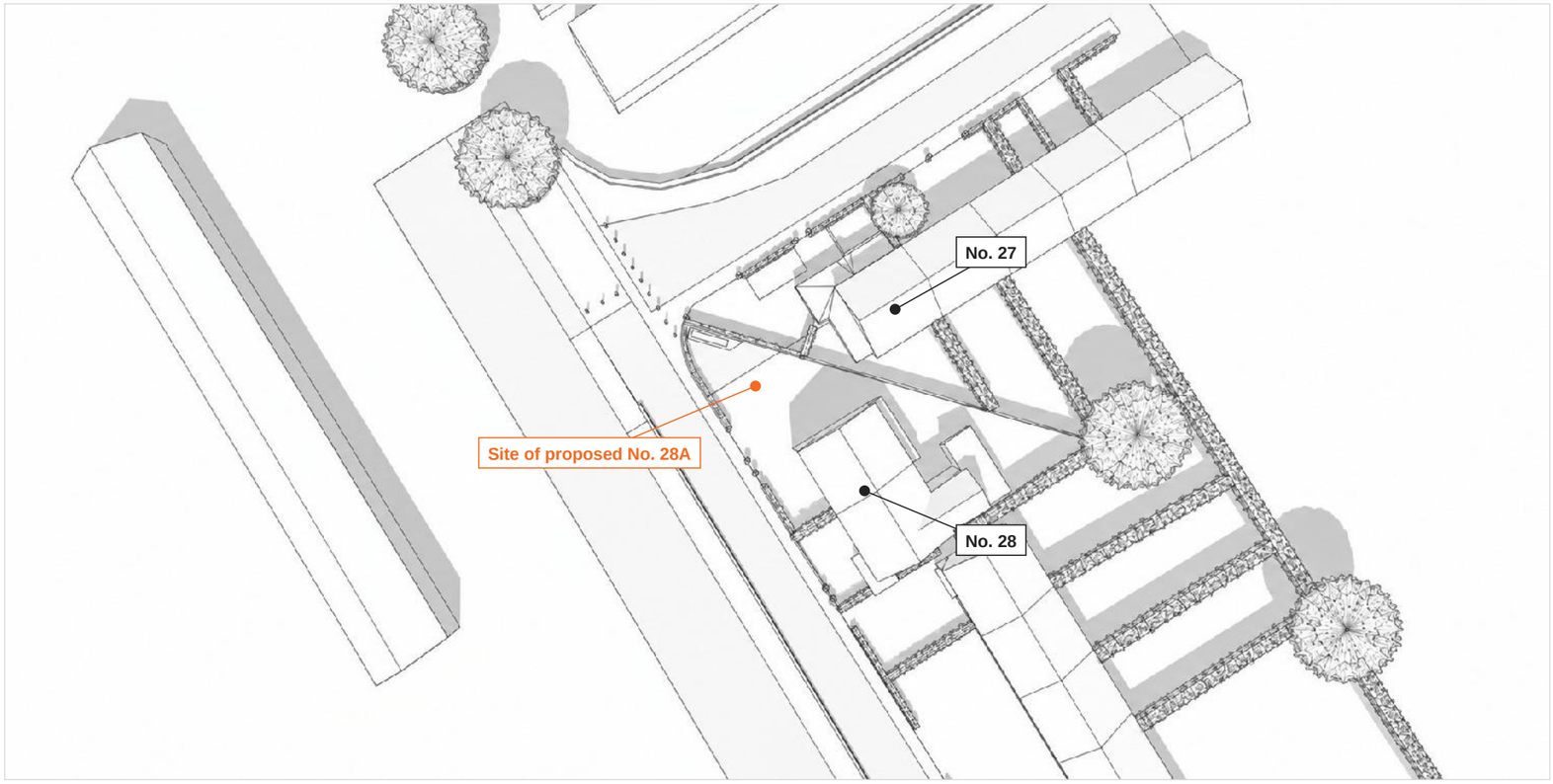
2663 | 28 St Laurence's Park, Stillorgan
Appeal - DLR Reg. Ref. D26A/0597

SHADOW STUDY

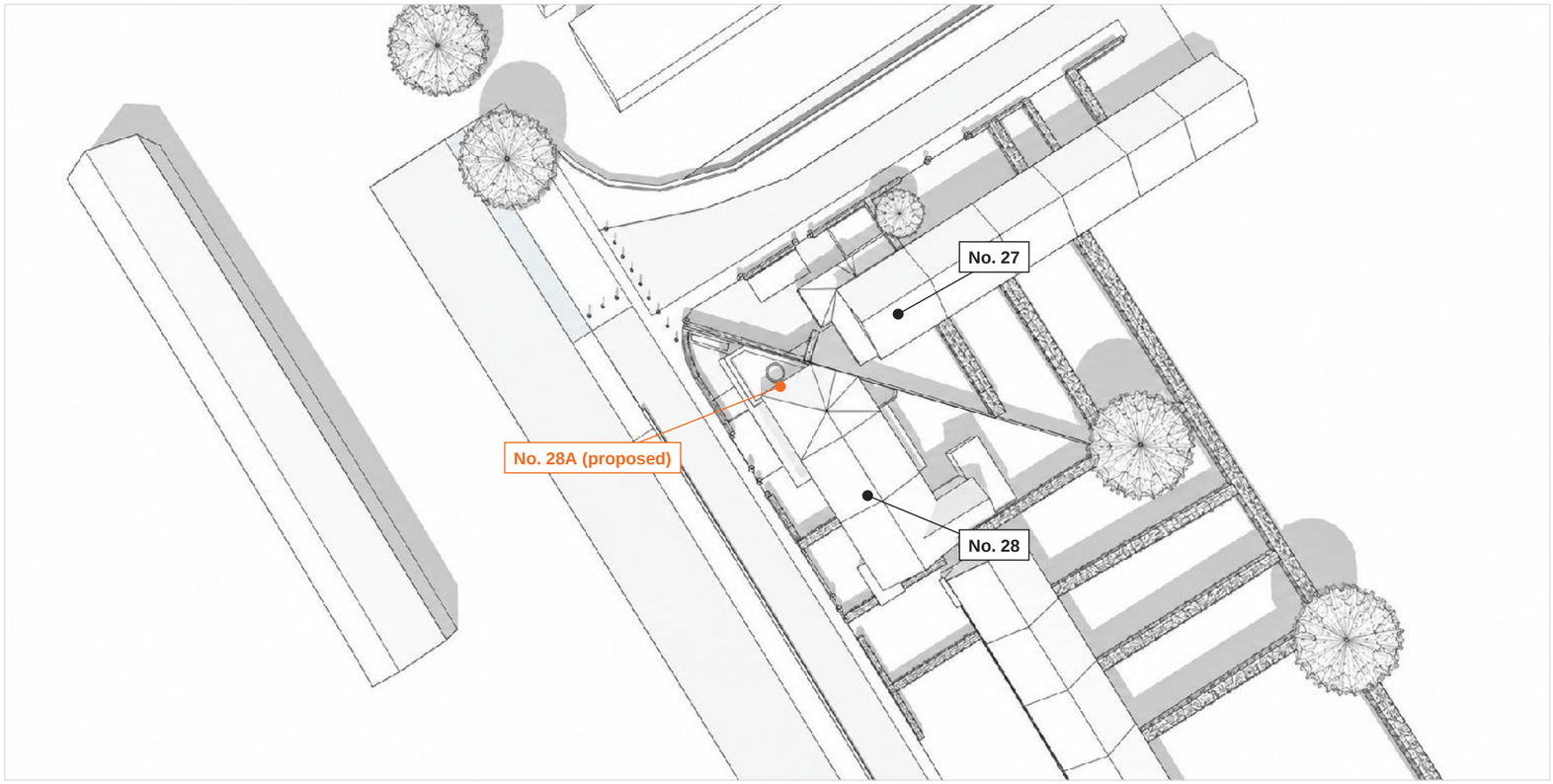
21 March 09:30

Sheet	Date
2663 PL-ACP-SA-01	27.10.2026

EXISTING



PROPOSED



N

North point indicative

STUDIO 42 ARCHITECTS

2663 | 28 St Laurence's Park, Stillorgan
Appeal - DLR Reg. Ref. D26A/0597

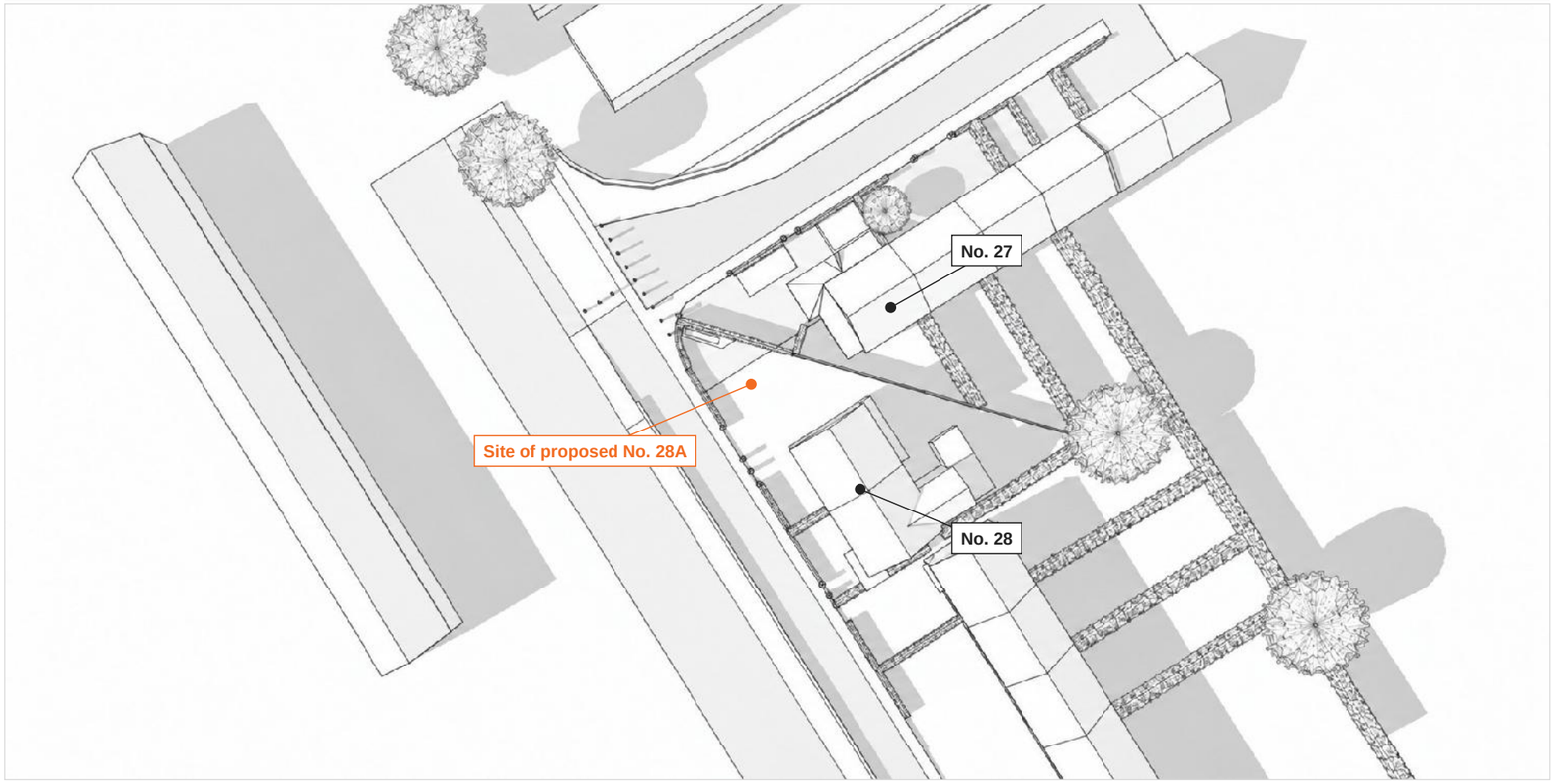
SHADOW STUDY

21 March 12:00

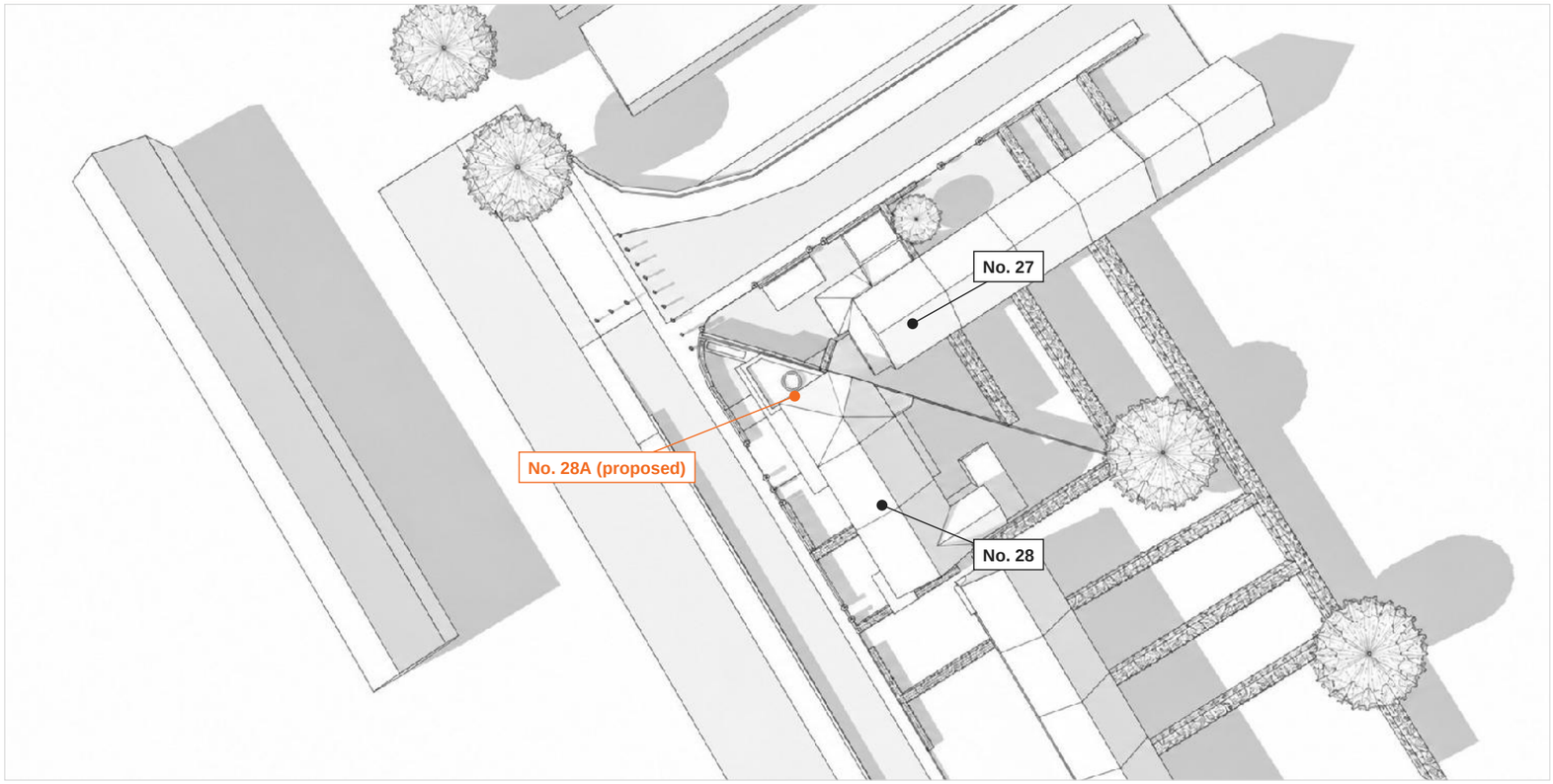
Sheet
2663 PL-ACP-SA-02

Date
27.10.2026

EXISTING



PROPOSED



North point indicative

STUDIO 42 ARCHITECTS

2663 | 28 St Laurence's Park, Stillorgan
Appeal - DLR Reg. Ref. D26A/0597

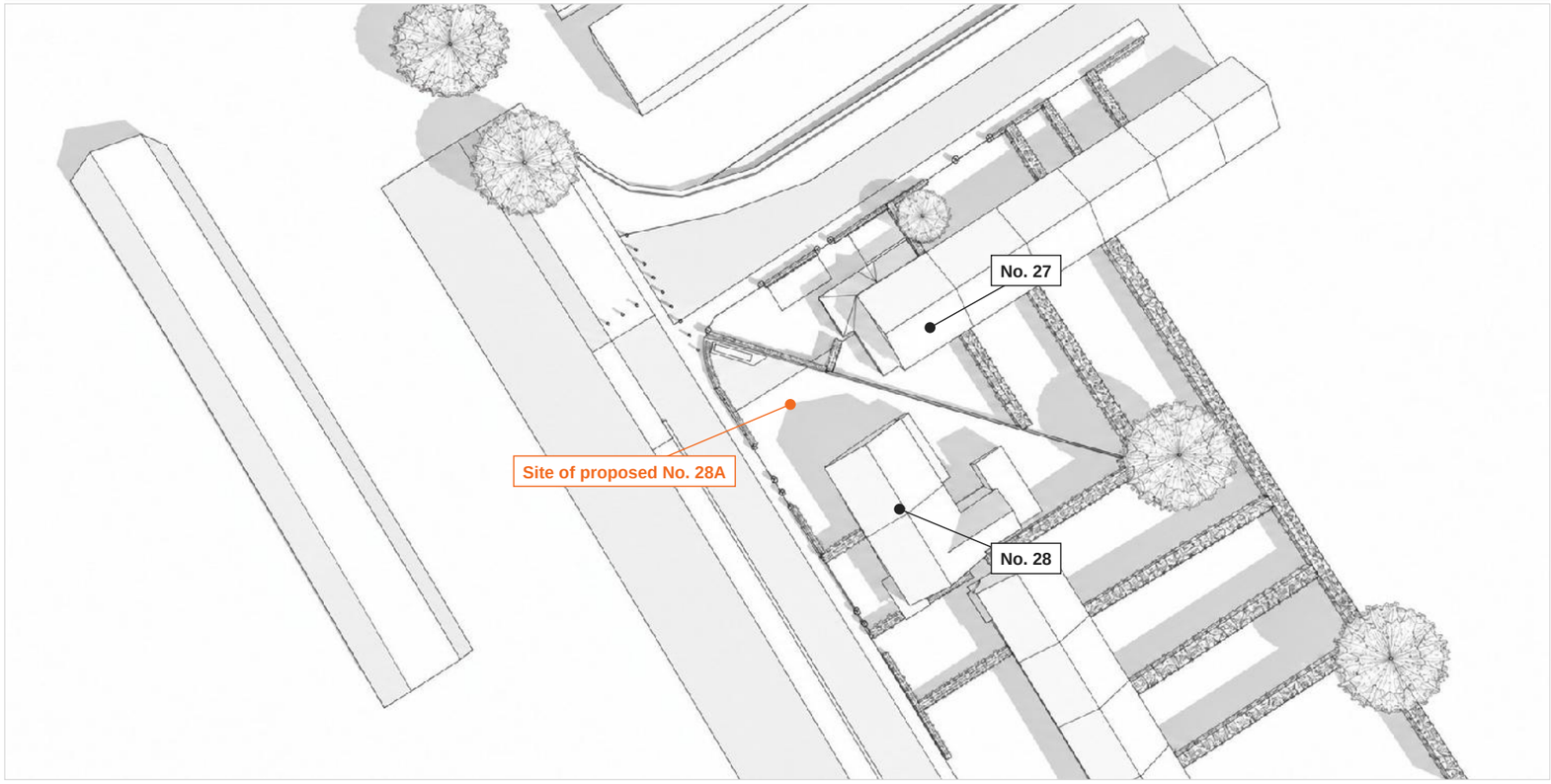
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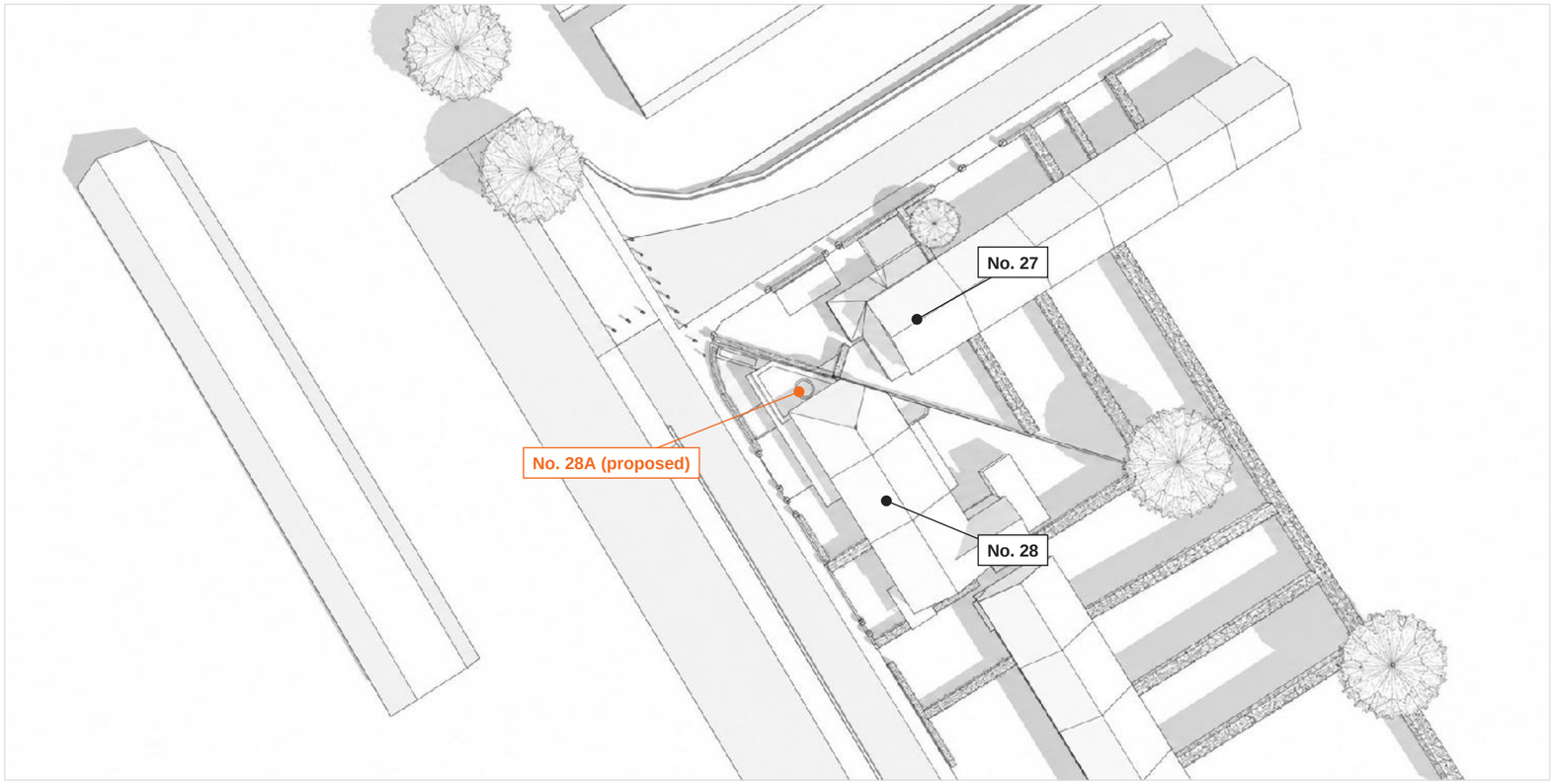
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Date
27.10.2026

EXISTING



PROPOSED



N

North point indicative

STUDIO 42 ARCHITECTS

2663 | 28 St Laurence's Park, Stillorgan
Appeal - DLR Reg. Ref. D26A/0597

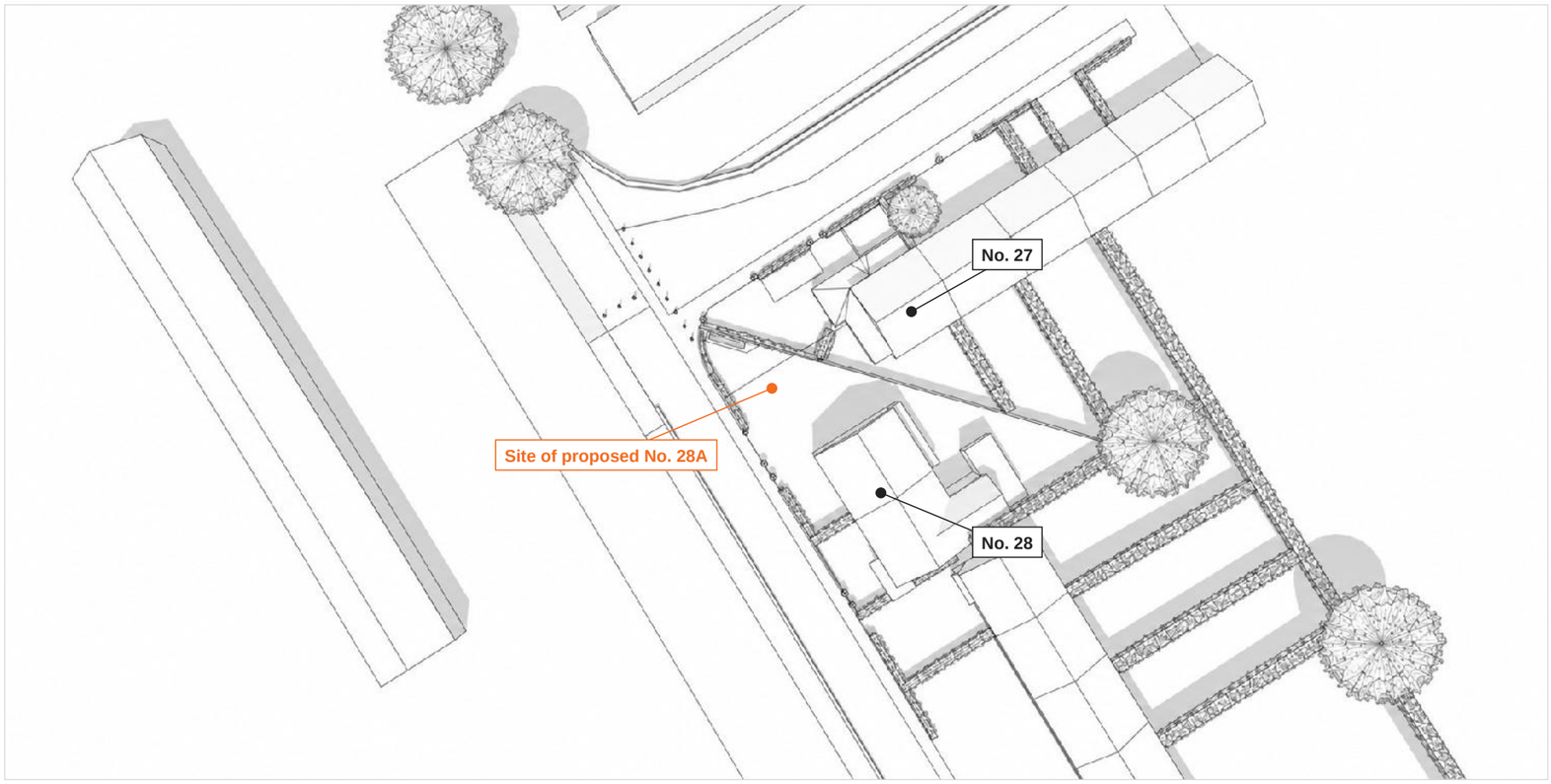
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21 April 09:30

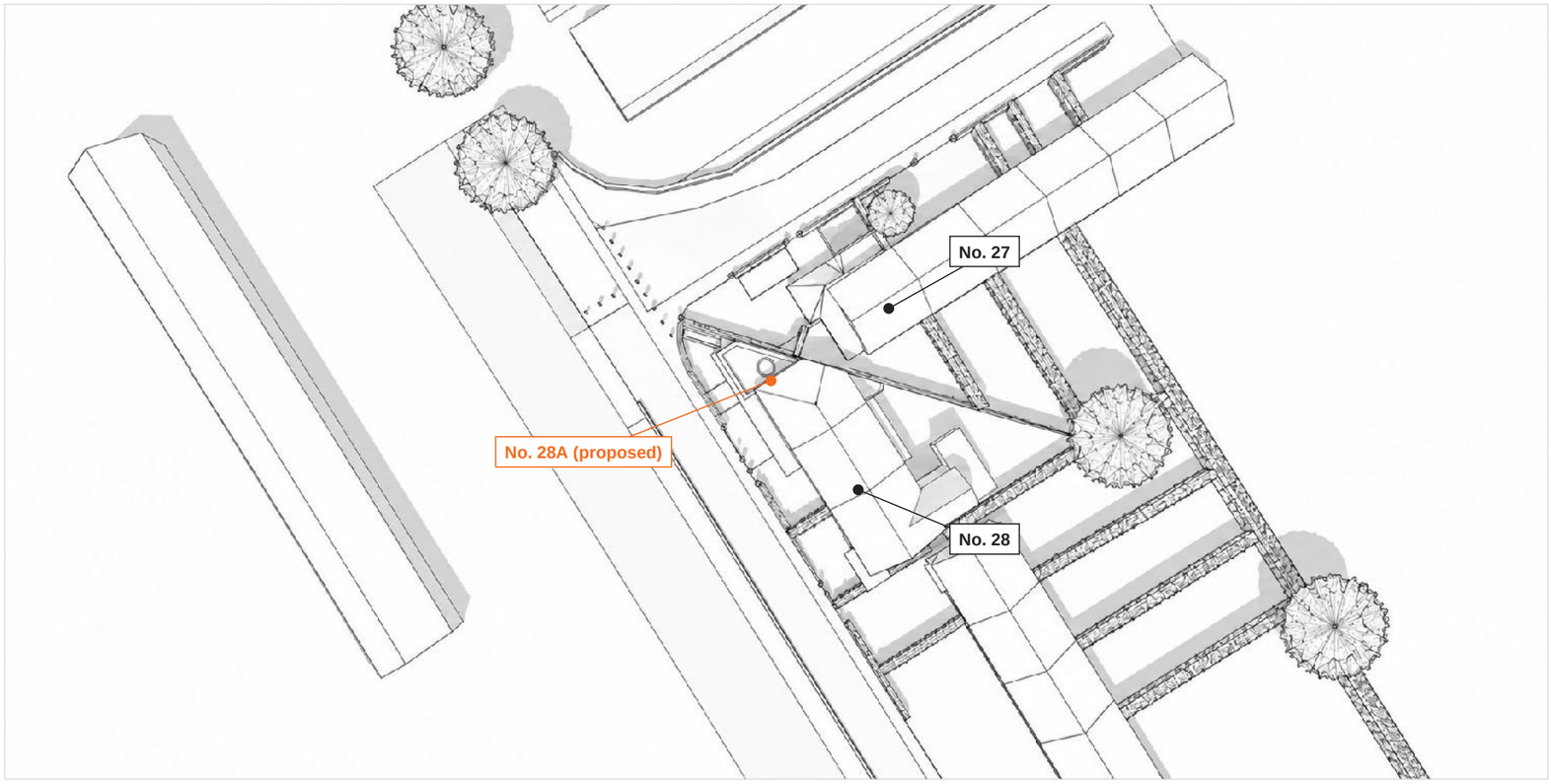
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Date
27.10.2026

EXISTING



PROPOSED



N

North point indicative

STUDIO 42 ARCHITECTS

2663 | 28 St Laurence's Park, Stillorgan
Appeal - DLR Reg. Ref. D26A/0597

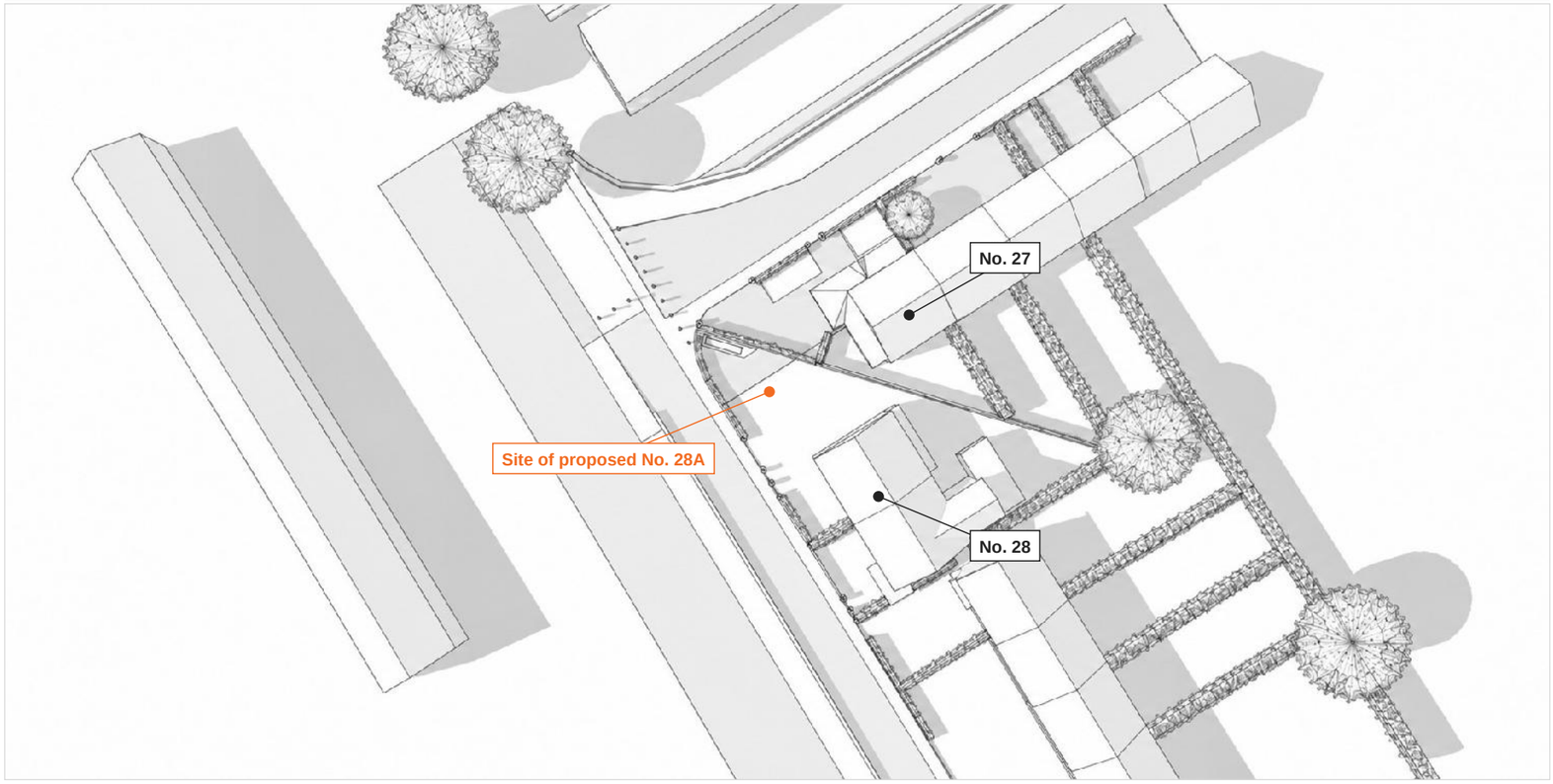
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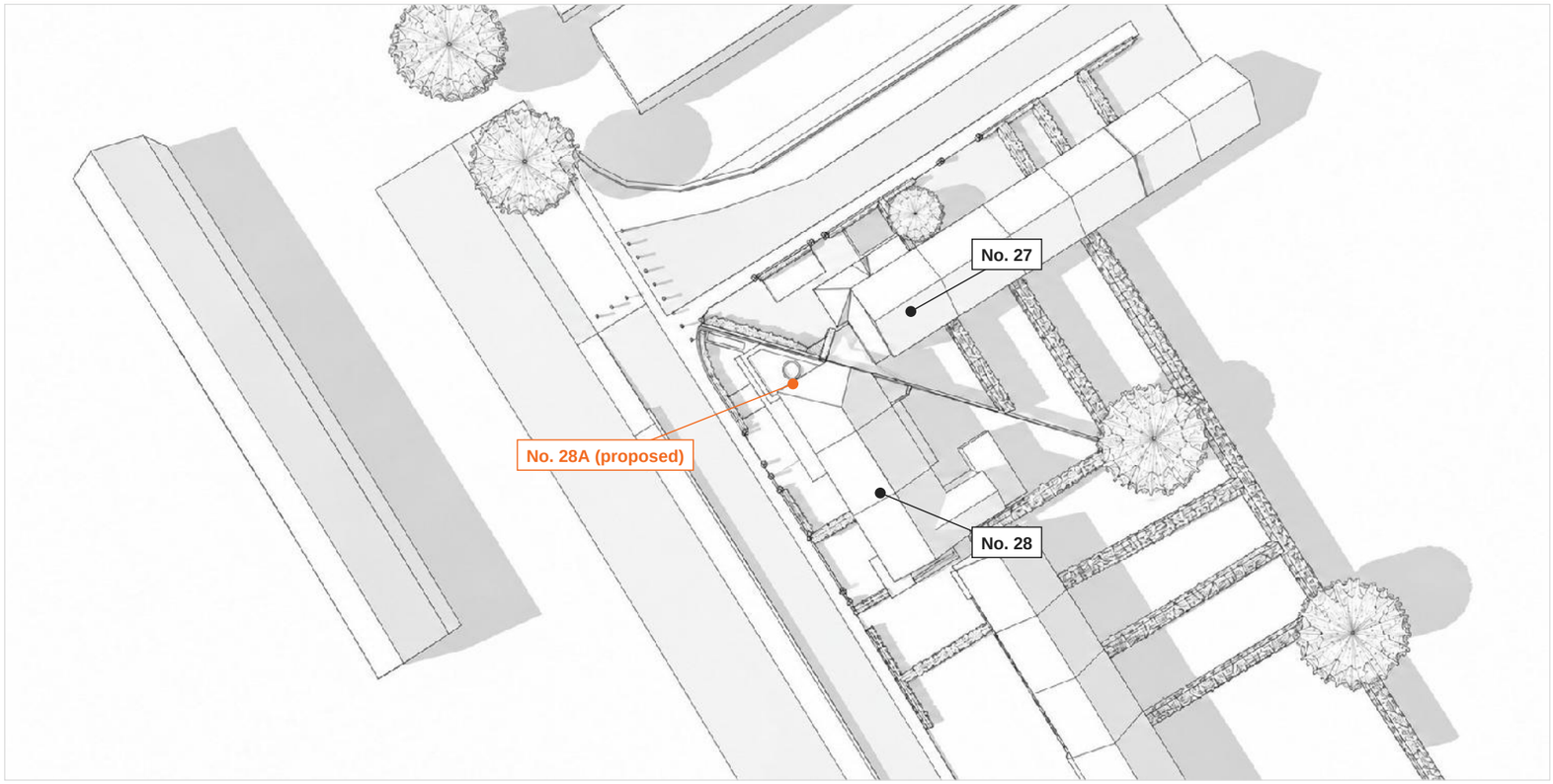
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Date
27.10.2026

EXISTING



PROPOSED



North point indicative

STUDIO 42 ARCHITECTS

2663 | 28 St Laurence's Park, Stillorgan
Appeal - DLR Reg. Ref. D26A/0597

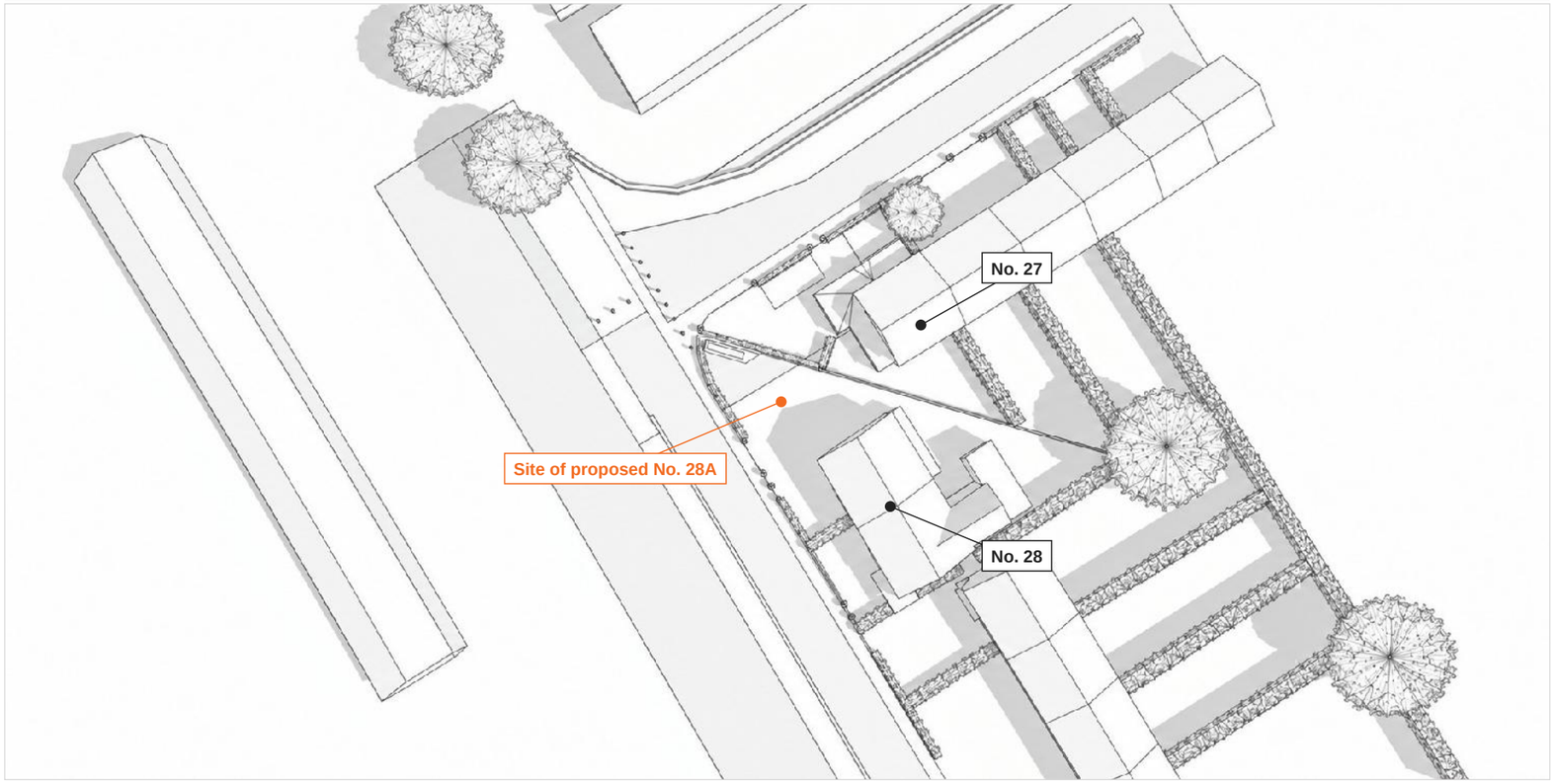
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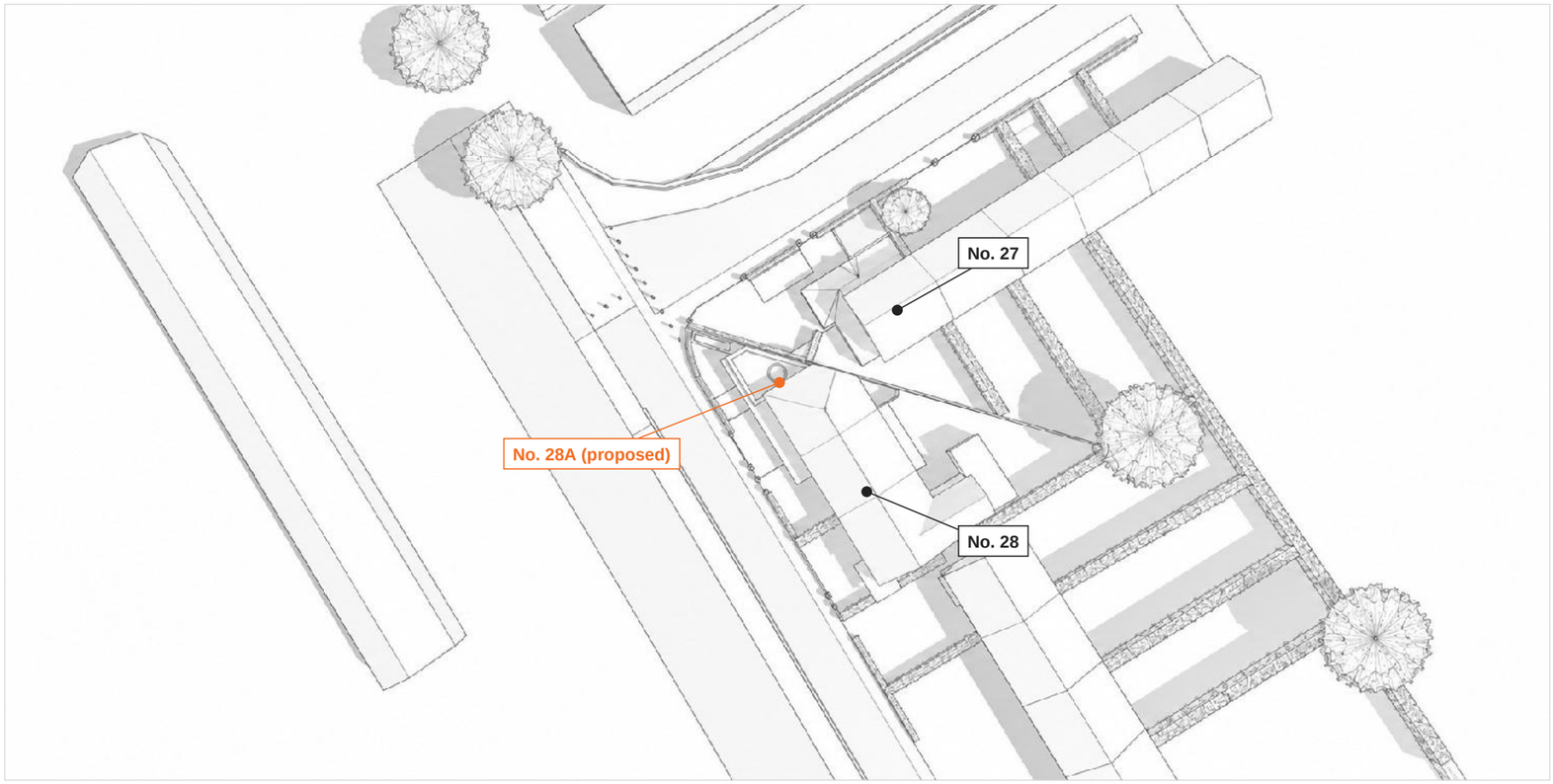
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Date
27.10.2026

EXISTING



PROPOSED



N

North point indicative

STUDIO 42 ARCHITECTS

2663 | 28 St Laurence's Park, Stillorgan
Appeal - DLR Reg. Ref. D26A/0597

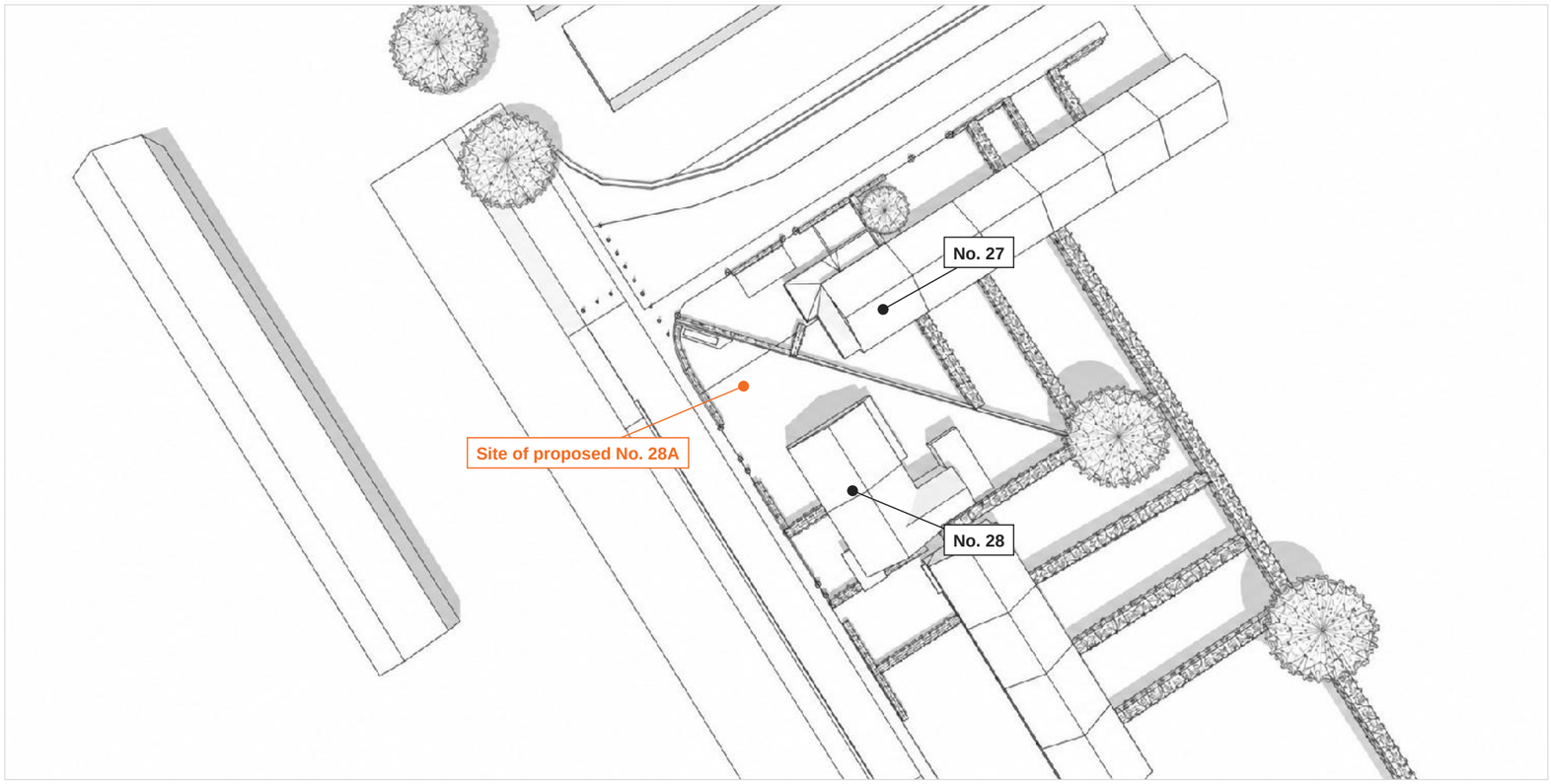
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21 July 09:30

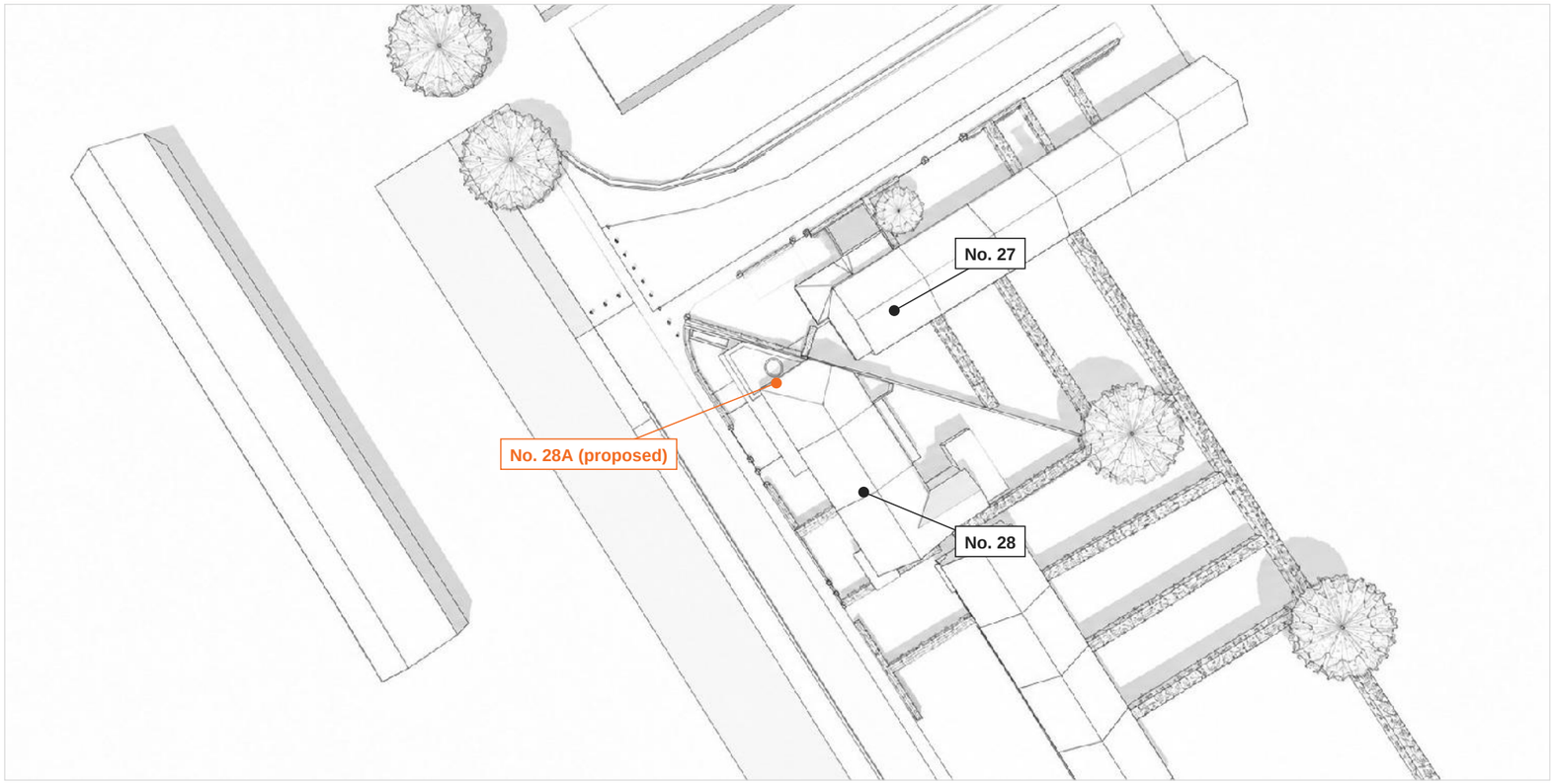
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Date
27.10.2026

EXISTING



PROPOSED



North point indicative

STUDIO 42 ARCHITECTS

2663 | 28 St Laurence's Park, Stillorgan
Appeal - DLR Reg. Ref. D26A/0597

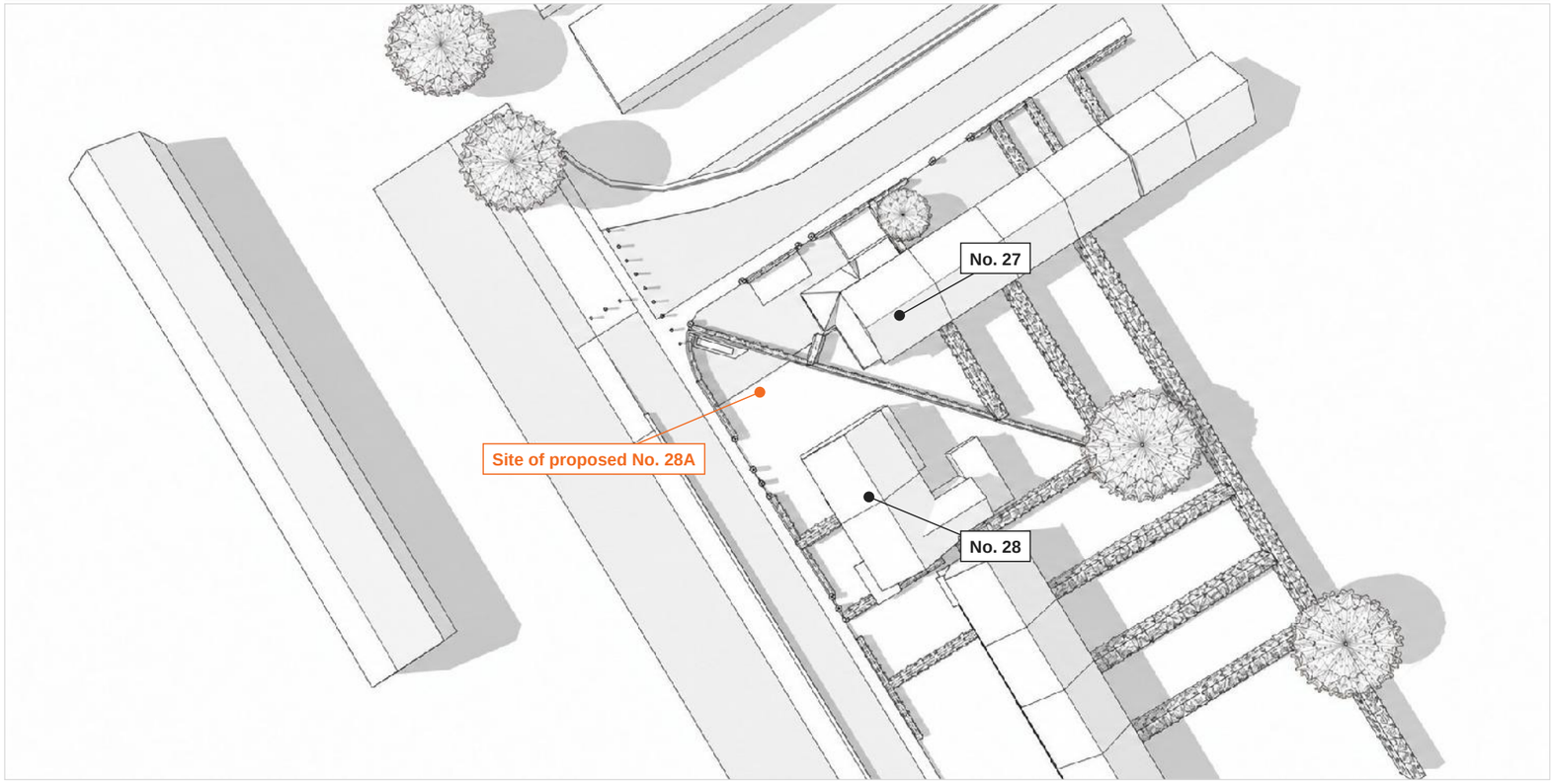
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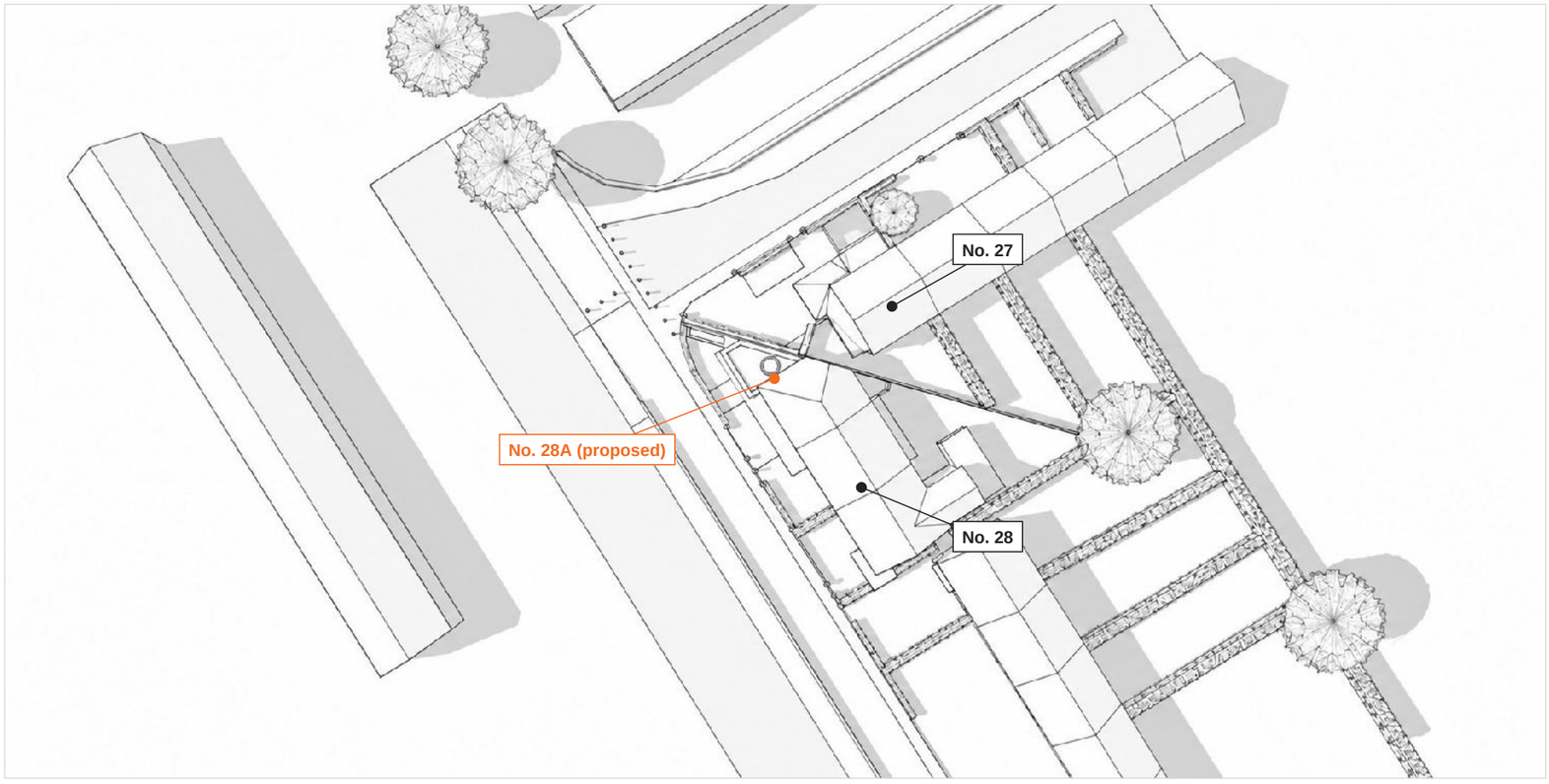
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2663 PL-ACP-SA-08

Date
27.10.2026

EXISTING



PROPOSED



North point indicative

STUDIO 42 ARCHITECTS

2663 | 28 St Laurence's Park, Stillorgan
Appeal - DLR Reg. Ref. D26A/0597

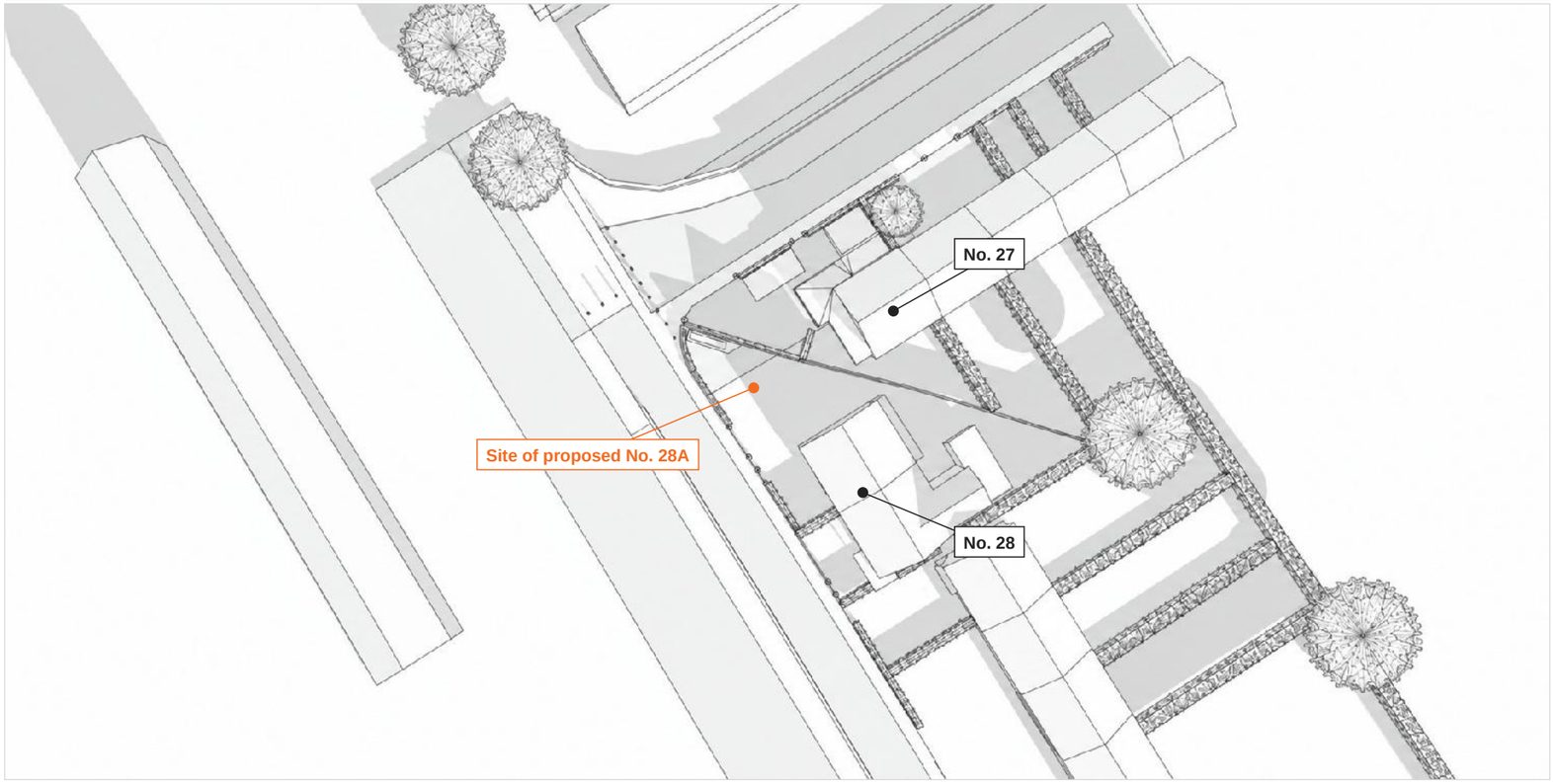
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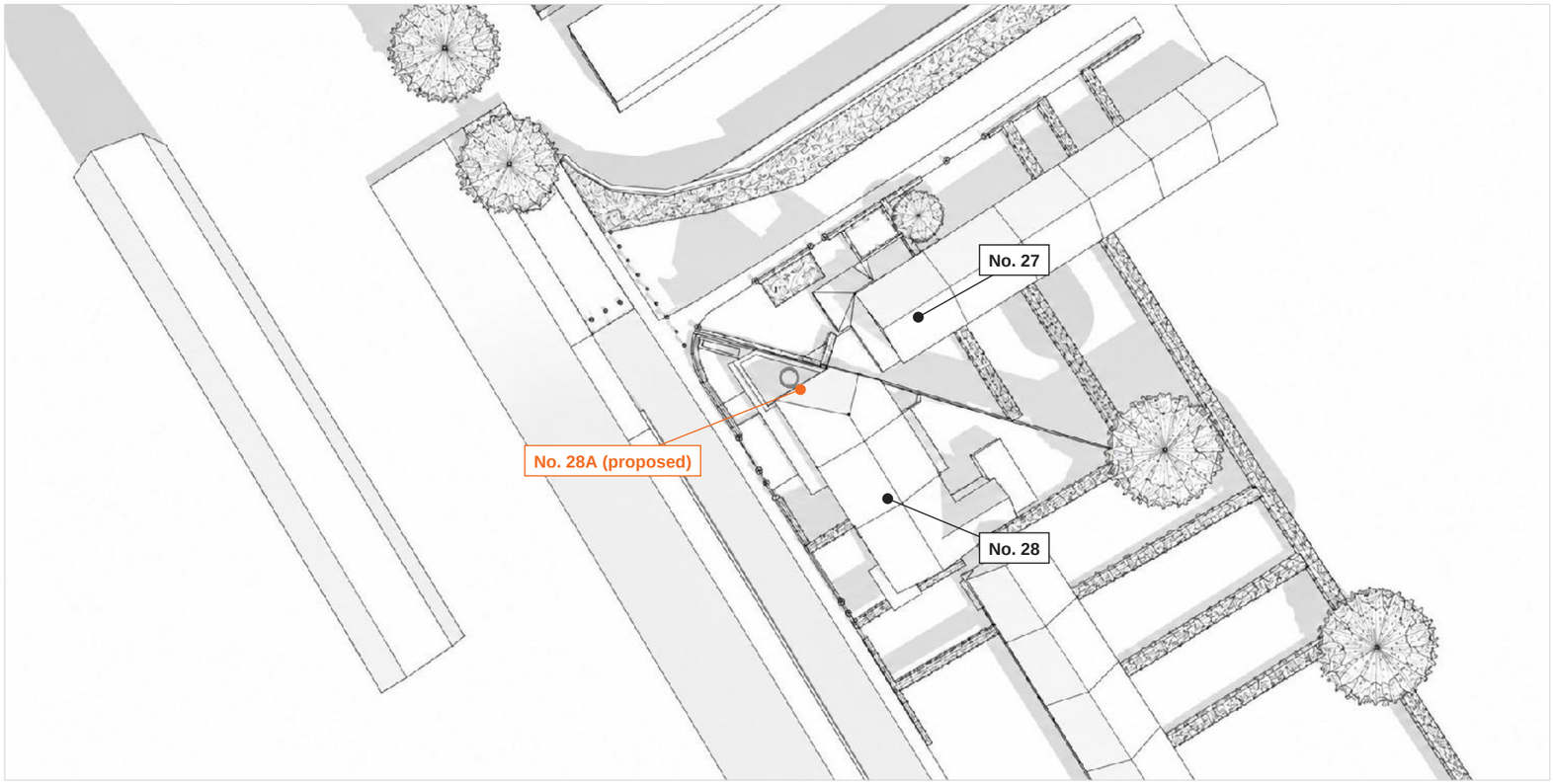
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2663 PL-ACP-SA-09

Date
27.10.2026

EXISTING



PROPOSED



N

North point indicative

STUDIO 42 ARCHITECTS

2663 | 28 St Laurence's Park, Stillorgan
Appeal - DLR Reg. Ref. D26A/0597

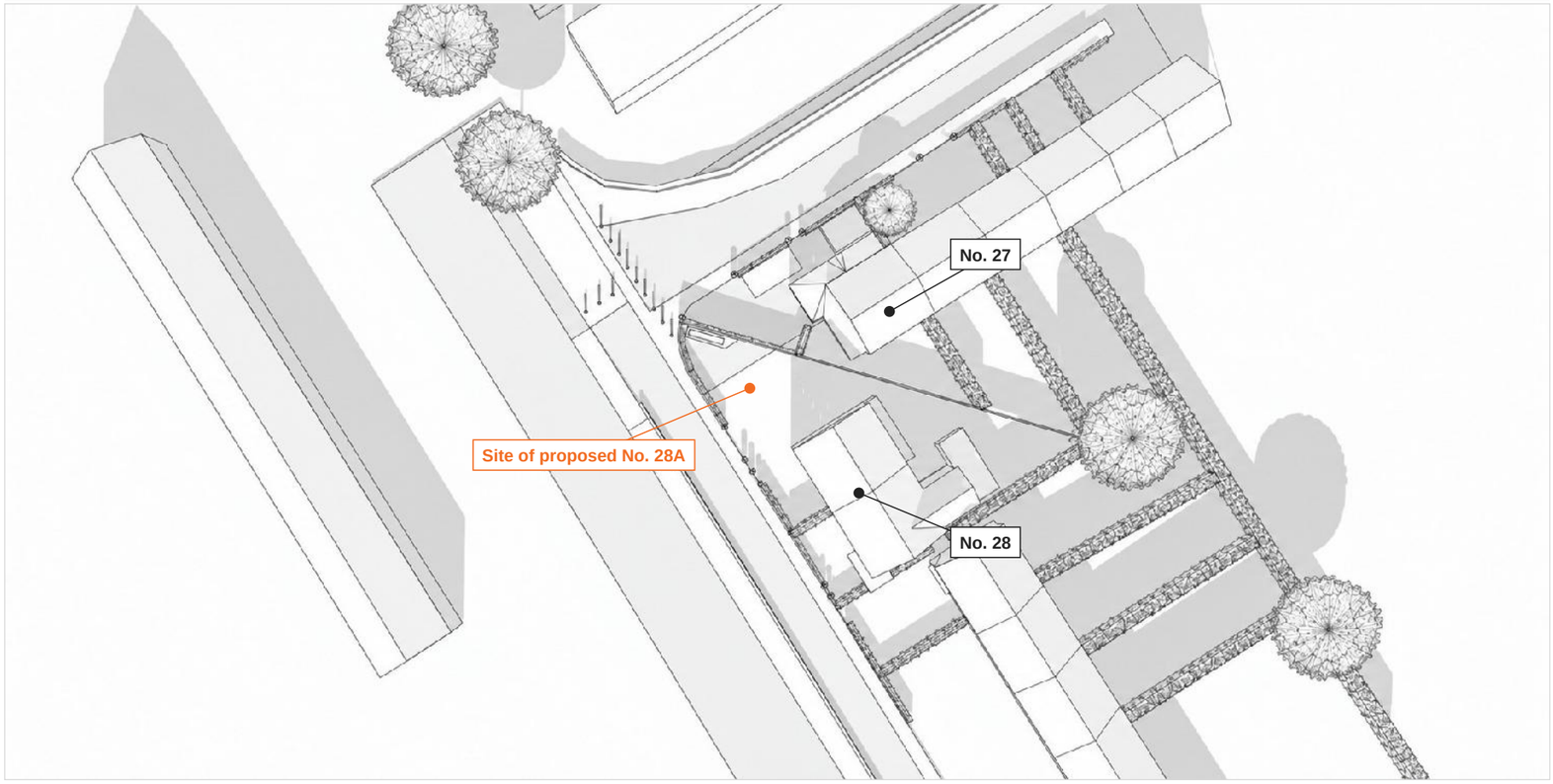
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21 December 09:30

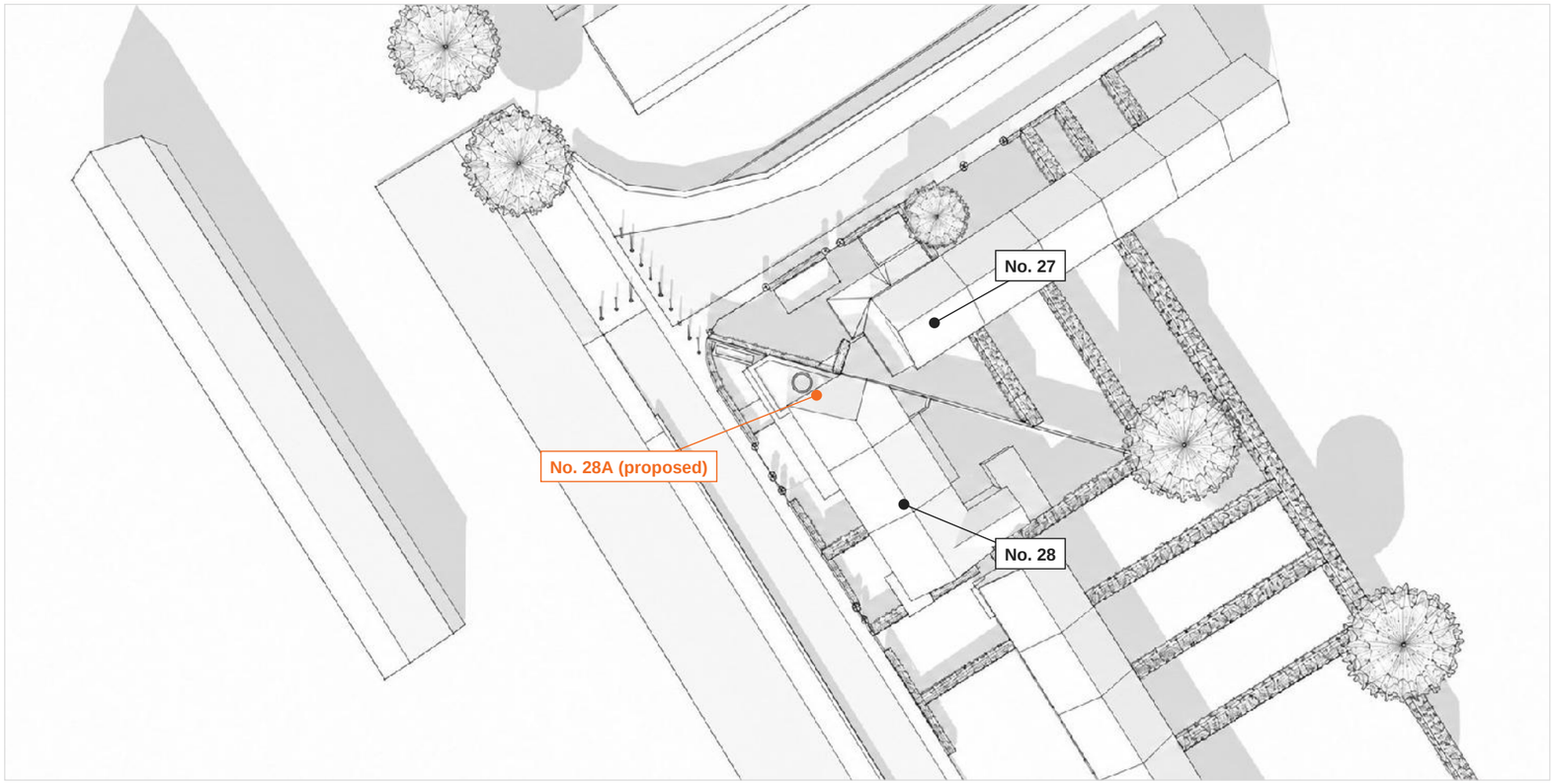
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Date
27.10.2026

EXISTING



PROPOSED



N

North point indicative

STUDIO 42 ARCHITECTS

2663 | 28 St Laurence's Park, Stillorgan
Appeal - DLR Reg. Ref. D26A/0597

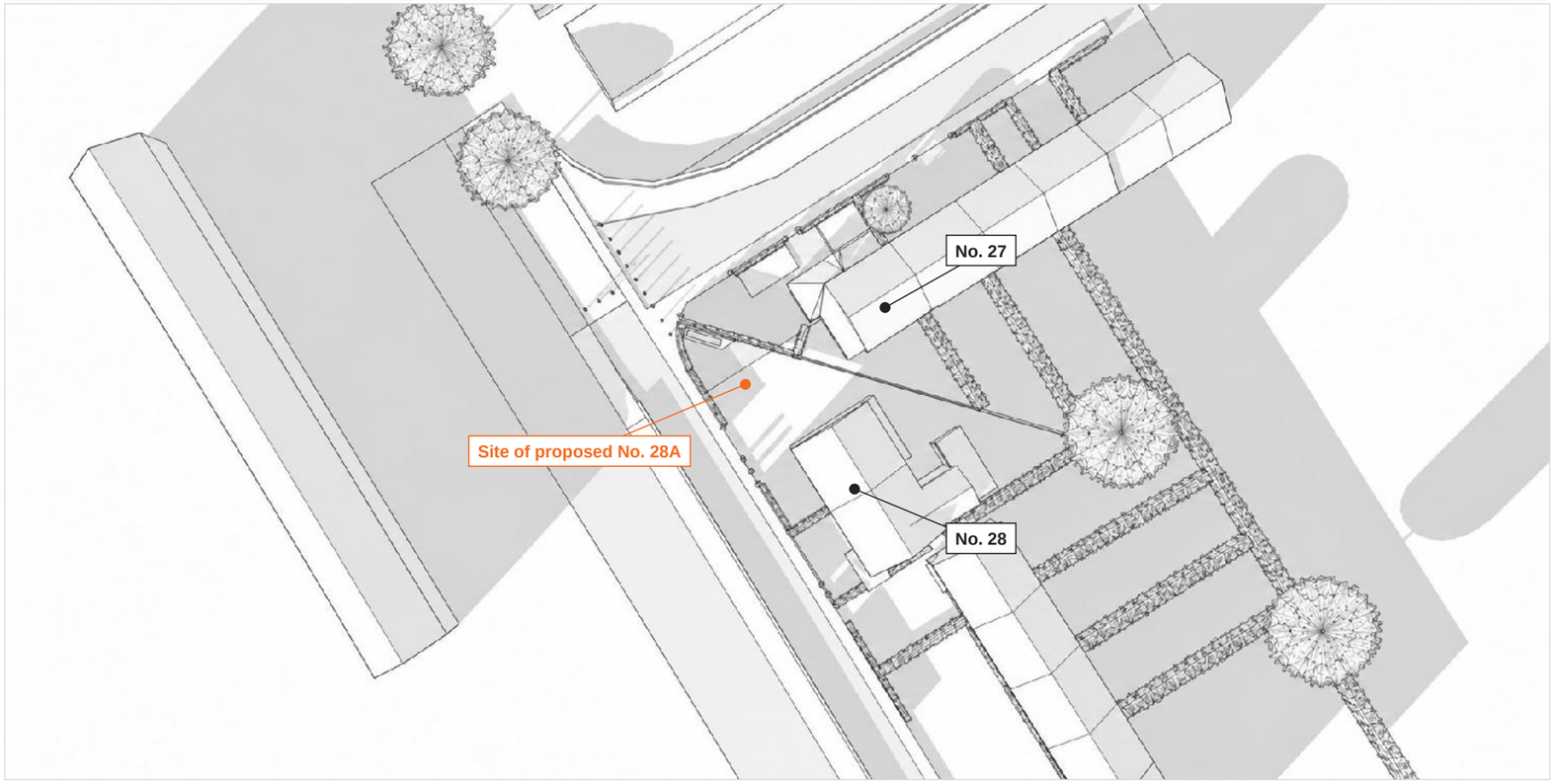
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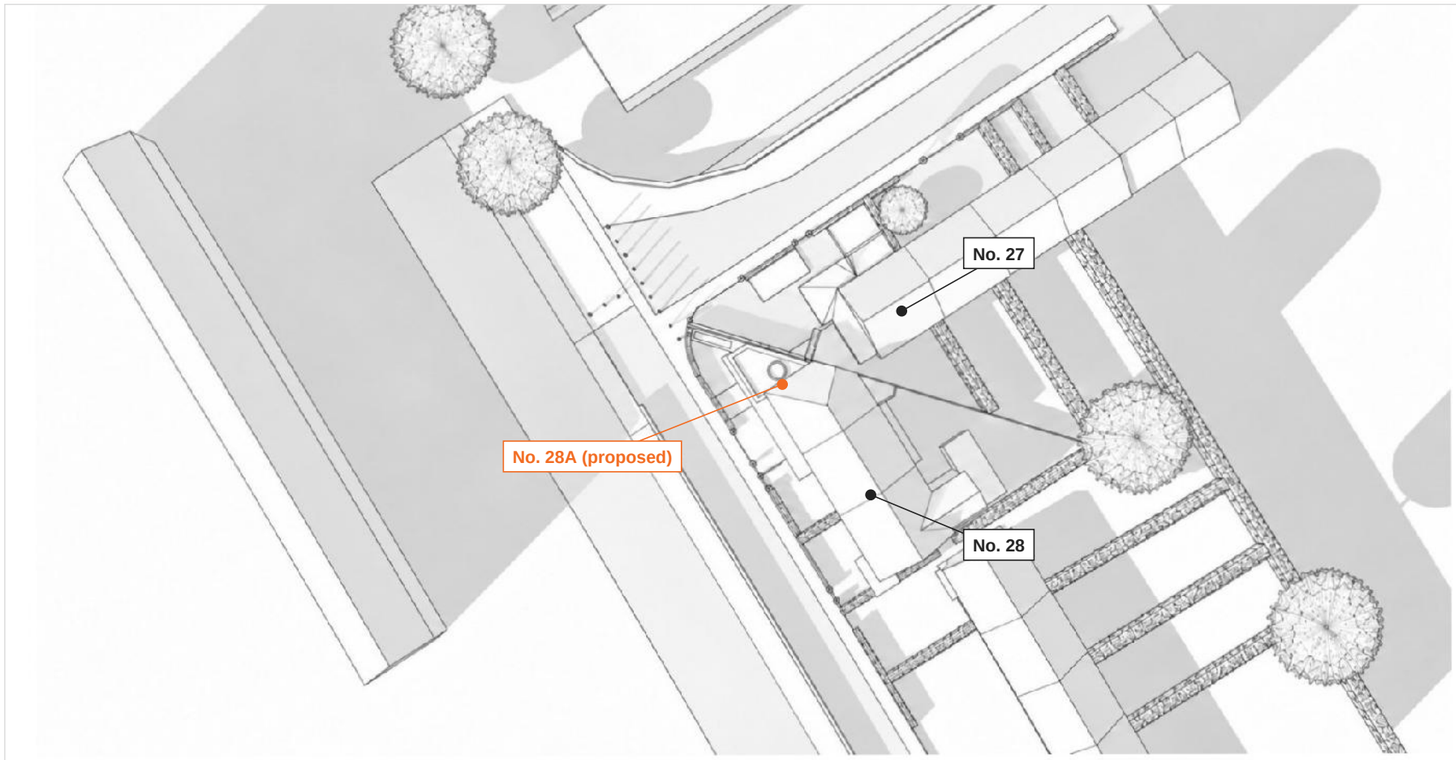
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Date
27.10.2026

EXISTING



PROPOSED



N

North point indicative

STUDIO 42 ARCHITECTS

2663 | 28 St Laurence's Park, Stillorgan
Appeal - DLR Reg. Ref. D26A/0597

SHADOW STUDY

21 December 15:30

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2663 PL-ACP-SA-12

Date
27.10.2026