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

Brock Mcclure Consultants
Durkan House
63, York Road
Dun Laoghaire
Dublin
A96T0H4

22-Oct-2026

NOTIFICATION OF DECISION TO REFUSE PERMISSION
Planning & Development Act 2000, as amended

Order Number P/2059/26	**Date of Order** 22-Oct-2026
Register Reference D26A/0647/WEB	**Date Received** 28-Aug-2026
National Portal Reference: 120000111667	

Applicant: Rycroft Realty Sandyford Ltd.

Development Rycroft Realty Sandyford Limited intends to apply for permission for development at lands comprising the former residential properties known as 'Glenina' and 'Karuna', Sandyford Road, Sandyford, Dublin 18. The development will consist of amendments to the residential development permitted under DLRCC Reg. Ref. D24A/0424/WEB / ABP Ref. 321220-24. The proposed amendments principally comprise the reconfiguration of Blocks A and B, increasing the apartment provision from 54 no. to 56 no. apartments; omission of the permitted fifth-floor/penthouse level and 4-bedroom apartment from Block B; revisions to apartment layouts and ancillary accommodation; revised rooftop plant and water-tank arrangements; associated elevational, balcony and terrace amendments; and consequential amendments to bicycle parking and ancillary works. The amended development will comprise 69 no. residential units in total, consisting of 13 no. houses and 56 no. apartments (10 no. 1-bedroom, 37 no. 2-bedroom and 9 no. 3-bedroom apartments). The 13 no. permitted houses remain unchanged. The permitted 74 no. car-parking spaces will be retained, and 162 no. bicycle-parking spaces proposed, together with all associated site development works.

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Location: Lands at Karuna and Glenina, Sandyford Road, Dublin 18

Application Type: Permission
Time Extensionup 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 decision to **REFUSE PERMISSION** in respect of the above proposal.

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.

For the **1** reason(s) on the attached numbered pages.

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.

Sharon Peppard

for Senior Executive Officer

1. The proposed development, which seeks an increase in the total number of residential units from 67 no. to 69 no. units, would result in a residential density of 83.23 units per hectare. This exceeds the anticipated density range of 40-80 units per hectare applicable to a Suburban-Urban Extension area as set out in Section 4.3.1.1 Policy Objective PHP18: Residential Density. Having regard to the location of the site and its level of accessibility, the Planning Authority is not satisfied that a density in excess of the prescribed range has been justified. The proposed development would therefore constitute overdevelopment of the site and would be contrary to Section 4.3.1.1 Policy Objective PHP18: Residential Density, and the proper planning and sustainable development of the area.

SUBMISSIONS/OBSERVATIONS
NOTE (1): In deciding this planning application, the planning authority, in accordance with Section 34 (3) of the Planning & Development Act, 2000, as amended, has had regard to any submissions or observations received in accordance with the Planning and Development Regulations 2001 - 2010, pertaining to this application.

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

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FURTHER 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, as amended, 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, 2001-2010, for full details of fees, refunds and exemptions.