

An  
Bord  
Pleanála

Board Order  
ABP-321220-24

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## **Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D24A/0424/WEB**

**Appeal** by Aonghus O'Keeffe care of BPS Planning and Development Consultants Limited of PO Box 13658, Dublin and by Platinum Key Limited care of Thornton O'Connor Town Planning of 1 Kilmacud Road Upper, Dundrum, Dublin, and by Others against the decision made on the 14<sup>th</sup> day of October, 2024 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions, a permission to the said Platinum Key Limited in accordance with plans and particulars lodged with the said Council.

**Proposed Development:** Works are proposed at Sandyford Road, which include the removal of a wall and the creation of a new pedestrian connection to the existing cul-de-sac adjacent to 'Cul Cuille' to the north and at the footpath at Sandyford Road to provide one number new multi-modal access, one number new multi-modal egress, pedestrian/cycle entrances and landscaping. Works are additionally proposed for water services: water supply to be sourced by way of a new connection to the existing 300 millimetres diameter watermain across from the site at Sandyford Road; surface water drainage network to discharge to the existing 525 millimetres diameter surface water sewer located to the north of the site at Sandyford Road via a new 150 millimetres diameter surface water sewer; and foul water to discharge to the

proposed 225 millimetres diameter foul sewer at Sandyford Road. An additional area has been assigned for Dún Laoghaire-Rathdown County Council to undertake road works to upgrade Sandyford Road. The total area of the development site, infrastructure works, and additional area assigned for Dún Laoghaire-Rathdown County Council measures circa 0.905 Hectares. The proposed development will principally consist of: the demolition of the existing building and ancillary buildings known as 'Glenina' (totalling 229 square metres), the existing building known as 'Karuna' (194 square metres) (both currently used for emergency accommodation) and the existing boundary wall fronting Sandyford Road; and the construction of a residential development, which will have a total gross floor area of 8,214 square metres, comprising 13 number two and half number storey houses (two number three bed units, nine number four bed units and two number five bed units) and 60 number apartments (nine number one bed units, 36 number two bed units and 15 number three bed units) provided in two number part five number storey to part six number storey blocks. The development will also include: the provision of internal roads and footpaths; 77 number car parking spaces (including three number accessible parking spaces); two number set down areas; four number motorcycle parking spaces; bicycle parking spaces; bicycle stores; bin stores; hard and soft landscaping including communal open space; balconies and terraces; boundary treatments; lighting; green roofs; ESB substation; switch rooms; meter rooms; telecommunications infrastructure and plant at roof level of the Apartment Blocks; and all other associated site and development works above and below ground on a site of circa 929 hectares comprising of the properties known as Karuna and Glenina at Sandyford, Dublin. The site is generally bound by a residential development known as 'Coolkill' to the east, a detached dwelling known as 'The Pastures' to the south, Sandyford Road (R117) to the west and a residential development known as 'Cul Cuille' to the north. The proposed development was revised by further public notices received by the planning authority on the 17<sup>th</sup> day of September 2024 reducing the number of residential units to 67, 13 houses and 54 apartments.

## **Decision**

**GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.**

## **Reasons and Considerations**

Having regard to the zoning objective applying to the site in the Dún Laoghaire-Rathdown County Development Plan 2022–2028, to the layout of the proposed development, the nature, scale and design of the proposed development relative to adjoining dwellings and the pattern of existing and approved development in the area, it is considered that, subject to compliance with the conditions set out below, the proposed development would represent an acceptable height and design for the site, would be acceptable in terms of the amenities of adjoining properties, would not seriously injure the visual amenities or character of the area and would be acceptable in terms of traffic and road safety; and would comply with local, regional and national planning policy, including the totality of the guidance in the Dún Laoghaire-Rathdown County Development Plan 2022–2028 and the and the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities issued by the Department of Housing, Local Government and Heritage in (2024) in respect of density provision. It is also considered that the development complies with the requirements and standards set out the Sustainable Urban Housing: Design Standards for New Apartments – Guidelines for Planning Authorities Department of Housing, Local Government and Heritage in (2023) The proposed development would, therefore, be in accordance with the proper planning and sustainable development of the area. The Board considered that the original development proposal as sought in the grounds of appeal but considered the density to be excessive having regard to the standards set out in the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities issued by the

Department of Housing, Local Government and Heritage in (2024) in respect of density provision.

## **Appropriate Assessment Screening**

The Board considered the proposed residential development in light of the requirements of S177U of the Planning and Development Act 2000, as amended. The application included an Appropriate Assessment Screening Report, prepared by Enviroguide, which assessed the proposed development's potential impact on European sites. The board had regard to the contents of said report in carrying out this screening exercise, and in accordance with Section 177U(4) of the Planning and Development Act 2000, as amended, and on the basis of objective information, the Board concluded that that the proposed development would not have a likely significant effect on any European Sites either alone or in combination with other plans or projects. In the context of the matters raised by the third-party appellants, in reaching this conclusion the Board had due regard to in combination and/or cumulative impacts arising from development in this area.

Taking into consideration the Qualifying Interests/Conservation Objectives of the applicable European Sites, the subject sites' distance from the same and the absence of a direct hydrological pathway or any other pathway or link to these conservation sites, as well as the site's suitability for Special Protection Area birds, the Board concluded that all identified sites can be screened out. It is therefore determined that there is no requirement for a Stage 2 Appropriate Assessment and for the submission of a Natura Impact Statement. This conclusion is based on:

- Objective information presented in the applicant's Appropriate Assessment Screening Report;
- The limited zone of influence of potential impacts;
- Distance from European Sites;

- Standard construction and operational surface water/foul water pollution controls that would be employed regardless of proximity to a European site and the effectiveness of same;
- The available capacity of the applicable Wastewater Treatment Plant to facilitate future development in compliance with the provisions of the Water Framework Directive;
- Qualifying interests, special conservation interests, and conservation objectives of the European sites;
- The limited potential for pathways to any European site; and
- The nature and extent of predicted impacts, which would not affect the conservation objectives of any European Sites.

In reaching the screening assessment conclusion, no account was taken by the Board of measures that could in any way be considered to be mitigation measures intended to avoid or reduce potentially harmful effects of the project on any European Site, and the Board are satisfied that no mitigation measures have been included in the development proposal

## Conditions

1. The 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 submitted on 12<sup>th</sup> day of September 2024, 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 grant of Planning Permission relates to the construction of 54 apartments and 13 dwellings (including two number single-storey dwellings, house numbers 7 and 8 along the eastern boundary of the site).

**Reason:** In the interest of clarity.

3. The final layout and specifications for the following shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development:

- (a) Details of the cycle/pedestrian path and frontage to Sandyford Road.
- (b) Details of the vehicular entrance layout. Pedestrian and cyclist movements are to be prioritised over vehicle movements.
- (c) Details of the cycle/pedestrian link to the Cul Cuille estate.
- (d) Details of car parking allocation for the development. This plan should accommodate a total of five number visitor car parking spaces.

**Reason:** In the interest of permeability, sustainable transport, community safety, residential amenity and orderly development.

4. Details of the materials, colours and textures of all the external finishes to the proposed buildings shall be as submitted with the application, unless otherwise agreed in writing with the planning authority prior to commencement of development. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

**Reason:** In the interest of visual amenity.

5. The permitted development shall be landscaped and boundary treatments provided in accordance with the detailed comprehensive scheme of landscaping and boundary treatments, 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 interest of residential and visual amenity.

6. Final details of all proposed site boundary treatments and details of tree protection measures for trees at adjoining sites shall be submitted to, and agreed in writing with, the planning authority prior to the commencement of development.

**Reason:** To protect trees and planting during the construction period in the interest of visual amenity.

7. (a) The communal open spaces, including hard and soft landscaping, car parking areas and access ways, and all areas not intended to be taken in charge by the local authority, shall be maintained by a legally constituted management company.
- (b) Details of the management company contract, and drawings/particulars describing the parts of the development for which the company would have responsibility, shall be submitted to, and agreed in writing with, the planning authority before any of the residential units are made available for occupation.

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

8. The mitigation and monitoring measures outlined in the plans and particulars, including the Ecological Impact Assessment Report and Noise Impact Assessment, submitted with this application shall be carried out in full, except where otherwise required by conditions attached to this permission.

**Reason:** In the interest of protecting the environment and residential amenity during the construction and operational phases of the development.



9. Public lighting shall be provided in accordance with a scheme (informed by the Ecological Impact Assessment Report accompanying the application), which shall include lighting for the communal spaces and parking / servicing areas, details of which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. The design of the lighting scheme shall take into account the existing and permitted public lighting in the surrounding area. Such lighting shall be provided prior to the making available for occupation of any unit.

**Reason:** In the interest of amenity and public safety.

10. Proposals for an estate/street name, house and apartment numbering scheme and associated signage shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. Thereafter, all estate and street signs, and house and apartment numbers, shall be provided in accordance with the agreed scheme. The proposed names shall be based on local historical or topographical features, or other alternatives acceptable to the planning authority. 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 and to ensure the use of locally appropriate place names for new residential areas.

11. A plan containing details for the management of waste 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 for each house/apartment and non-residential unit shall be submitted to, and agreed in writing with, the planning authority not later than six months from the date of commencement of the development. Thereafter, the waste shall be managed in accordance with the agreed plan.

**Reason:** In the interest of residential amenity, and to ensure the provision of adequate refuse storage.

12. Prior to the commencement of development, the developer or any agent acting on its behalf, shall prepare a Resource Waste Management Plan (RWMP) as set out in the Environmental Protection Agency's Best Practice Guidelines for the Preparation of Resource and Waste Management Plans for Construction and Demolition Projects (2021) including demonstration of proposals to adhere to best practice and protocols. The RWMP shall include specific proposals as to how the RWMP will be measured and monitored for effectiveness; these details shall be placed on the file and retained as part of the public record. The RWMP must be submitted to the planning authority for written agreement prior to the commencement of development. All records (including for waste and all resources) pursuant to the agreed RWMP shall be made available for inspection at the site office at all times.

**Reason:** In the interest of sustainable waste management.

13. The construction of the development shall be managed in accordance with a final project Construction and Environmental Management Plan, which shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development. This plan shall provide details of the construction practice for the development, including:
- (a) Location of the site and materials compound(s), including areas identified for the storage of construction refuse;
  - (b) Location and details of areas for construction site offices, staff facilities, site security fencing and hoardings;
  - (c) Details of on-site car parking facilities for site workers during the course of construction;
  - (d) Details of the timing and routing of construction traffic to and from the construction site and associated directional signage, to include proposals to facilitate the delivery of abnormal loads to the site.
  - (e) Measures to obviate queuing of construction traffic on the adjoining road network;
  - (f) Details of construction phase mobility strategy, incorporating onsite mobility provisions;
  - (g) Measures to prevent the spillage or deposit of clay, rubble or other debris on the public road network;
  - (h) Alternative arrangements to be put in place for pedestrians, cyclists and vehicles in the case of the closure of any public road or footpath during the course of site development works;

- (i) Details of appropriate measures to mitigate vibration from construction activity in accordance with BS6472: 1992 Guide to Evaluation of Human Exposure to Vibration in Buildings (1Hz to 80Hz) and BS7385: Part 2 1990: Evaluation and Measurement for Vibration in Buildings - Guide to Damage Levels from Ground-Borne Vibration, and for the monitoring of such levels.
- (j) Details of appropriate mitigation measures for noise and dust, and monitoring of such levels;
- (k) Containment of all construction-related fuel and oil within specially constructed bunds to ensure that fuel spillages are fully contained. Such bunds shall be roofed to exclude rainwater;
- (l) Off-site disposal of construction/demolition waste and details of how it is proposed to manage excavated soil;
- (m) Means to ensure that surface water run-off is controlled such that no silt or other pollutants enter local surface water sewers or watercourses;
- (n) An Invasive Species Management Plan;
- (o) A Construction Noise Management Plan; and
- (p) A Rock Breaking Noise Management Plan.

A record of daily checks that the works are being undertaken in accordance with the final project Construction and Environmental Management Plan shall be kept for inspection by the planning authority.

**Reason:** In the interest of amenities, public health and safety.

14. Each residential unit shall be used as a single dwelling unit only and shall not be sub-divided in any manner or used as two or more separate habitable units.

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

15. The apartments shall not be used for any short-term residential letting.

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

16. (a) Prior to the commencement of any house or duplex unit in the development as permitted, the applicant or any person with an interest in the land shall enter into an agreement with the planning authority (such agreement must specify the number and location of each house or duplex unit), pursuant to Section 47 of the Planning and Development Act 2000, that restricts all relevant houses and duplex units permitted, to first occupation by individual purchasers, that is, those not being a corporate entity, and/or by those eligible for the occupation of social and/or affordable housing, including cost rental housing.
- (b) An agreement pursuant to Section 47 shall be applicable for the period of duration of the planning permission, except where after not less than two years from the date of completion of each specified housing unit, it is demonstrated to the satisfaction of the planning authority that it has not been possible to transact each specified house or duplex unit for use by individual purchasers and/or to those eligible for the occupation of social and/or affordable housing, including cost rental housing.

- (c) The determination of the planning authority as required in (b) shall be subject to receipt by the planning and housing authority of satisfactory documentary evidence from the applicant or any person with an interest in the land regarding the sales and marketing of the specified housing units, in which case the planning authority shall confirm in writing to the applicant or any person with an interest in the land that the Section 47 agreement has been terminated and that the requirement of this planning condition has been discharged in respect of each specified housing unit.

**Reason:** To restrict new housing development to use by persons of a particular class or description in order to ensure an adequate choice and supply of housing, including affordable housing, in the common good.

17. The Mobility Management Plan submitted with the application shall be implemented by the management company for all units within the development.

**Reason:** In the interest of encouraging the use of sustainable modes of transport.

18. The internal road network serving the proposed development, including turning bays, junctions, parking areas, footpaths and kerbs shall be in accordance with the detailed construction standards of the planning authority for such works and design standards outlined in Design Manual for Urban Roads and Streets. In default of agreement the matter(s) in dispute shall be referred to An Bord Pleanála for determination.

**Reason:** In the interest of amenity and traffic and pedestrian safety.

19. All the communal parking areas serving the residential units shall be provided with functional electric vehicle charging points, and all of the in-curtilage car parking spaces serving residential units shall be provided with electric connections to the exterior of the houses to allow for the provision of future electric vehicle charging points. Details of how it is proposed to comply with these requirements shall be submitted to, and agreed in writing with, the planning authority prior to commencement of development.

**Reason:** In the interest of sustainable transportation.

20. 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 interest of visual and residential amenity.

21. In the context of the proposed apartment block, no additional development shall take place above roof parapet level, including lift motor enclosures, air-handling equipment, storage tanks, ducts or other external plant, telecommunication aerials, antennas or equipment unless otherwise agreed in writing with the Planning Authority.

**Reason:** To protect the visual amenities of the area.

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

23. Prior to commencement of development, the developer shall enter into water and wastewater connection agreement(s) with Uisce Éireann.

**Reason:** In the interest of public health.

24. 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 provision of housing in accordance with the requirements of Section 94(4) and section 96(2) and (3) (Part V) of the Planning and Development Act, 2000 (as amended), unless an exemption certificate shall have been applied for and been granted under Section 97 of the Act, as amended. Where such an agreement is not reached within eight weeks from the date of this order, the matter in dispute (other than a matter to which section 96(7) applies) may be referred by the planning authority or any other prospective party to the agreement to An Bord 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 of the area.

25. Site development and building works shall be carried out only between the hours of 0700 to 1900 Mondays to Fridays inclusive, 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 residential amenities of property in the vicinity.



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 and maintenance until taken in charge by the local authority of roads, footpaths, watermains, drains, public 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 or maintenance 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 Bord Pleanála for determination.

**Reason:** To ensure the satisfactory completion and maintenance of the development until taken in charge.

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 Bord Pleanála to determine the proper application of the terms of the Scheme.

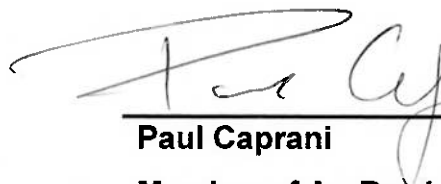
**Reason:** It is a requirement of the Planning and Development Act, 2000 (as amended), that a condition requiring a contribution in accordance with the Development Contribution Scheme made under Section 48 of the Act be applied to the permission.

28. The developer shall pay to the planning authority a financial contribution in respect of the extension of Luas Line B1 – Sandyford to Cherrywood in accordance with the terms of the Supplementary Development Contribution Scheme made by the planning authority under Section 49 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 Bord 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 Supplementary Development Contribution Scheme made under section 49 of the Act be applied to the permission.

29. The developer shall pay to the planning authority a financial contribution as a contribution in lieu of the public open space requirement in respect of public open space benefitting the development in the area of the planning authority which is provided or intended to be provided by or on behalf of the authority in accordance with the terms of the adopted Development Contribution Scheme made under section 48 of the Planning and Development Act, 2000, as amended. The contribution shall be paid prior to the commencement of development or in such phased payments as the planning authority may facilitate and shall be subject to any indexation provisions of the Scheme at the time of payment.

**Reason:** In the event of a shortfall in the provision of public open space 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.



**Paul Caprani**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**



**Dated this 26<sup>th</sup> day of FEBRUARY 2025.**