



THORNTON O'CONNOR
TOWN PLANNING

Planning Report

Prepared in Respect of an Application for
Permission to Amend the Permitted Large-
Scale Residential Development Granted
Under DLRCC Reg. Ref. LRD24A/0597 at
Kilternan Village, Dublin 18

On Behalf of Liscove Limited

July 2026

CONTENTS

1.0	INTRODUCTION.....	1
1.1	Amendment Application	1
1.2	Summary of the 'Parent' Development.....	1
1.3	Rationale & Summary of the Proposed Amendments.....	4
2.0	SITE LOCATION & DESCRIPTION	5
2.1	Site Location & Description	5
2.2	Zoning of the Subject Site	6
3.0	PLANNING HISTORY	8
3.1	Phase 1 of Kiltarnan Village – DLRCC Reg. Ref. D23A/0616	8
3.2	Kiltarnan Village Large-Scale Residential Development Subject to this Amendment Application – DLRCC Reg. Ref. LRD24A/0597.....	11
4.0	DEVELOPMENT IN DETAIL	19
4.1	Description of the Proposed Development	19
4.2	Key Site and Development Statistics	19
4.3	Revised Neighbourhood Centre Building	20
4.4	New Apartment Block in Lieu of Duplex Blocks E & F	24
4.5	Modification to Condition No. 4 of the Permission	26
5.0	PLANNING POLICY CONTEXT.....	30
5.1	Zoning.....	30
5.2	Kiltarnan Glenamuck Local Area Plan 2025.....	31
5.3	Relevant Policies for the Proposed Replacement Apartment Block	33
5.3.1	Separation Distances.....	33
5.3.2	Dwelling Mix.....	35
5.3.3	Dwelling Design and Amenity.....	35
5.3.3.1	Internal Floor Areas.....	35
5.3.3.2	Floor-to-Ceiling Heights.....	36
5.3.3.3	Aspect.....	37
5.3.3.4	Private Open Space.....	37
5.3.3.5	Storage	38
5.3.3.6	Units Per Core	38
5.4	Communal Open Space	38
6.0	CONCLUSION	40

1.0 INTRODUCTION

1.1 Amendment Application

Liscove Limited have retained Thornton O'Connor Town Planning in association with MCORM Architecture and Urban Design, Roger Mullarkey & Associates, Niall Montgomery & Partners Landscape Architects, Meinhardt and 3D Design Bureau, to prepare this application to amend the Large-Scale Residential Development (LRD) permitted under DLRCC Reg. Ref. LRD24A/0597 and comprises 483 No. residential units and a Neighbourhood Centre in Kilternan Village, Dublin 18 (2 No. sites which are separated by the Glenamuck Link Distributor Road [GLDR]).

1.2 Summary of the 'Parent' Development

The description of the 'parent' development, as applied for originally, is as follows:

"Liscove Limited intend to apply for permission for a Large-Scale Residential Development on 2 No. sites, measuring c. 14.2 Ha., which will be separated by the future Glenamuck Link Distributor Road (GLDR). The western site principally comprises lands at Wayside, Enniskerry Road and Glenamuck Road, Kilternan, Dublin 18, which include a derelict dwelling known as 'Rockville' and associated derelict outbuildings, Enniskerry Road, Kilternan, Dublin 18, D18 Y199 and the former Kilternan Country Market, Enniskerry Road, Kilternan, Dublin 18, D18 PK09. The western site is generally bounded by the Glenamuck Road to the north; the Sancta Maria property to the north, west and south; a residential development named "Rockville" to the north-east; the Enniskerry Road to the south-west; dwellings to the south; and the future GLDR to the east. The eastern site is generally bound by dwellings to the south; the future GLDR to the west; and greenfield land to the north and east.

Road works are proposed to facilitate access to the development from the Enniskerry Road; to the approved Part 8 Enniskerry Road/Glenamuck Road Junction Upgrade Scheme on Glenamuck Road (DLRCC Part 8 Ref. PC/IC/01/17); and to the approved Glenamuck District Roads Scheme (GDRS) (ABP Ref. HA06D.303945) on the Glenamuck Link Distributor Road (GLDR). Drainage and potable water infrastructure is proposed to connect to services on the Glenamuck Road, Enniskerry Road and the GLDR.

The Glenamuck Road access point will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of an uncontrolled pedestrian crossing across the side road junction on a raised table and the changing of the cycle track to a cycle lane at road level as the cycle facility passes the side road junction. Surface water and foul drainage infrastructure is proposed to connect into the drainage infrastructure to be constructed as part of the Part 8 scheme. Potable water is to be provided from the existing piped infrastructure adjacent to the site along Glenamuck Road. Surface water and foul drainage infrastructure connections for the 'former Country Market' area (north-west of the site) are proposed to connect into the drainage infrastructure at the Enniskerry Road/Glenamuck Road junction.

The GLDR 'western' access point will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the

provision of short section of shared path and an uncontrolled shared pedestrian and cyclist crossing across the side road junction on a raised table. The works will also include the provision of a toucan crossing, inclusive of the necessary traffic signal equipment, immediately south of the access point to facilitate pedestrian and cyclist movement across the mainline road. All works at this GLDR access point will include the provision of the necessary tactile paving layouts. Surface water, foul drainage and potable water infrastructure connections are proposed into the drainage infrastructure to be constructed as part of the GDRS scheme.

The GLDR 'eastern' access point will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of short section of shared path and an uncontrolled shared pedestrian and cyclist crossing across the side road junction on a raised table. Potable water, surface water and foul drainage infrastructure connections for the eastern site are proposed into the drainage infrastructure to be constructed as part of the GLDR.

On Enniskerry Road, works are proposed to facilitate 3 No. new accesses for the development along with modifications to Enniskerry Road. The 3 No. side road priority access junctions incorporate the provision of an uncontrolled pedestrian crossing across the side road junction on raised tables. The modifications to Enniskerry Road fronting the development (c. 340 metres) includes the narrowing of the carriageway down to c.6.5 metres (i.e. a c.3.25 metres running lane in each direction) from the front of the kerb on the western side of Enniskerry Road. The remaining former carriageway, which varies in width of c. 2 metres, will be reallocated for other road users and will include the introduction of a widened pedestrian footpath and landscaped buffer on the eastern side of the road adjoining the proposed development. On Enniskerry Road at the interface of the proposed Dingle Way and Enniskerry Road, aligning with the proposed location of the community centre/café and existing Our Lady of Wayside Church, works include the continuation of the Dingle Way surface materials across Enniskerry Road to create a raised table to connect these community facilities. The above works are inclusive of all necessary tie-in works such as new kerbs along the eastern side of Enniskerry Road, drainage details, road marking, signage and public lighting. Additionally, the development includes the removal of the existing stone wall and the construction of a new stone wall set back to facilitate the upgrade and realignment of the Enniskerry Road. Potable water is to be provided from the existing piped infrastructure along the Enniskerry Road.

At the 'Rockville access point', works are proposed to provide a multi-modal access, including a vehicular connection between the proposed development and the Rockville development (permitted under DLR Reg. Ref. D18A/0566). The new access will require the removal of the existing as-built hammerhead turning area at Rockville to create this new connection. The residual hammerhead area will be landscaped to tie into the adjoining landscape strategy. The above works are inclusive of all necessary tie-in works such as new kerbs, drainage details, road marking, signage, and public lighting. Surface water and foul drainage infrastructure is proposed to connect into and through the existing/permitted Rockville developments (DLR Reg. Refs. D17A/0793, D18A/0566, D20A/0015 and D23A/0580).

The development will principally consist of: the demolition of c. 740 sq m of existing structures on site comprising a derelict dwelling known as 'Rockville' and associated derelict outbuildings (c. 573 sq m) and the former Kilternan Country Market (wooden structure) (c. 167 sq m); and the provision of a mixed-use development principally consisting of 487 No. residential units (196 No. houses, 201 No. duplex units and 90

No. apartments) and a Neighbourhood Centre. The western site will comprise 362 No. residential units and the Neighbourhood Centre, which will provide an anchor retail store (c. 1,310 sq m), retail/commercial (c. 3,284 sq m), a restaurant (c. 182 sq m), a creche (c. 691 sq m), café (c. 326 sq m), and a community facility (c. 332 sq m), and the eastern site will comprise 125 No. residential units. The 487 No. residential units will consist of 53 No. 1 bedroom units (35 No. apartments and 18 No. duplexes), 150 No. 2 bedroom units (38 No. houses, 16 No. apartments and 96 No. duplexes), 236 No. 3 bedroom units (110 No. houses, 39 No. apartments and 87 No. duplexes) and 48 No. 4 bedroom units (48 No. houses). The proposed development will range in height from 2 No. to 4 No. storeys (partially over podium/undercroft level in Apartment Blocks 1, 2 and 3 and Duplex Block T and U on the eastern site).

The development also provides: a pedestrian/cycle route through the Dingle Way from Enniskerry Road to the future Glenamuck Link Distributor Road; 854 No. car parking spaces (125 No. in the undercroft of Apartment Blocks 1, 2 and 3 and Duplex Blocks T and U and 729 No. at surface level) including 28 No. mobility impaired spaces, 100 No. electric vehicle spaces, 2 No. car share spaces, and 4 No. drop-off spaces/loading bays; motorcycle parking; bicycle parking; bin storage; provision of new telecommunications infrastructure at roof level of the Neighbourhood Centre including shrouds, antennas and microwave link dishes (18 No. antennas, all enclosed in 9 No. shrouds and 6 No. transmission dishes, together with all associated equipment); private balconies, terraces and gardens; hard and soft landscaping; totem pole; sedum roofs; solar panels; boundary treatments; lighting; substations; plant; and all other associated site works above and below ground. The proposed development has a gross floor area of c. 60,504 sq m above ground, in addition to an undercroft/basement (c. 4,485 sq m) containing car parking, bike storage, bin storage and plant under Apartment Blocks 1, 2 and 3 and Duplex Blocks T and U on the eastern site."

Condition No. 2 of the 'parent' permission required the omission of 4 No. houses and 11 No. car parking spaces, and the relocation of a substation located within Housing Cell 16 to the north of the site. This area would be maintained as an area of open space and existing trees which were originally proposed to be omitted are to be retained, totalling approximately 26 No. trees. Therefore, the total number of residential units within the LRD was reduced by condition from 487 No. to 483 No. units.

We also note that Condition No. 4 of the 'parent' permission states:

"Prior to the commencement of development, the Applicant shall submit for the written agreement with the Planning Authority's Parks and Landscape Section, a landscape plan and site layout drawing that makes provision for the replacement of the open space labelled 'C.O.S 2 373m2', located within the NC Duplex Cell with an area [sic] suitable for play and games. The area shall be laid out with appropriate surfaces and fixtures. This area shall be designed in accordance with the Dun Laoghaire-Rathdown Play Policy 2023-2028."

Due to the revised layout to the Neighbourhood Centre proposed in the subject application, it is intended to amend this condition as part of this subject application, providing the MUGA in a revised location.

1.3 Rationale & Summary of the Proposed Amendments

The purpose of this Amendment Application is to seek permission for a revised Neighbourhood Centre building, principally to increase the size of the supermarket to a scale required by retail operators, which necessitates a greater floor area than that currently permitted (1,310 sq m).

These revisions to the Neighbourhood Centre are proposed to reflect demand amongst retailers for a larger retail anchor store. It has become apparent from the Applicant's discussions with retailers in relation to occupying the permitted retail anchor store that the permitted floor area is not of sufficient scale to cater for the floorspace required for a neighbourhood level supermarket. The success of the overall Kilternan Village Neighbourhood Centre heavily relies on the occupancy of the anchor retail store as it will provide a crucial service for future residents of the scheme. It is therefore proposed to extend the Neighbourhood Centre building footprint further north-eastwards to provide additional floor space.

In revising the supermarket, the Applicant has reworked the entire building, now providing a Medical Centre (1,102 sq m) and 2 No. Class 1/Class 2 retail/commercial units, along with undercroft carparking for the building.

The configuration of the site and remaining space available once the Neighbourhood Centre building extends subsequently requires the replacement of Duplex Blocks E & F (30 No. units) with a 4 No. storey apartment block comprising 31 No. units.

Then, Condition No. 4 of the parent permission DLR Reg. Ref. (LRD24A/0597) requires the Applicant to submit a revised layout plan replacing the communal open space noted as 'C.O.S. 2' in the submitted documentation with an area "*suitable for play and games*" (also known as a 'multi-use games area' ['MUGA']). This communal open space measured c. 373 sq m and serves Duplex Blocks E and F.

The above changes to the Neighbourhood Centre and the proposed apartment block means that there is no space in this area to provide a MUGA. Thus, it is proposed to relocate the required MUGA to a more suitable location on site, which requires the modification of the wording of Condition No. 4.

We note that the proposed apartment block provides its own dedicated area of communal open space, with the MUGA provided separately.

2.0 SITE LOCATION & DESCRIPTION

2.1 Site Location & Description

The application site has a total site area of c. 14.2 Ha, and the lands are traversed by the recently constructed Glenamuck Link Distributor Road (GLDR), which results in the provision of a 'western site' and an 'eastern site' (see Figure 2.1 below). The lands are principally located to the north-east of the Enniskerry Road and to the south of the Glenamuck Road, with part of its frontage directly opposite Our Lady of the Wayside Church located to the south-west. The lands are located c. 1.9 km – c. 2.3 km to the south-west of the M50 and Carrickmines Retail Park.

The Sancta Maria property is located along the north, west and south of part of the western site and a residential development named "Rockville" is located to the north-east. As shown in Figure 2.1, the red line boundary also extends to the north-east into Rockville and other surroundings lands to incorporate proposed works.

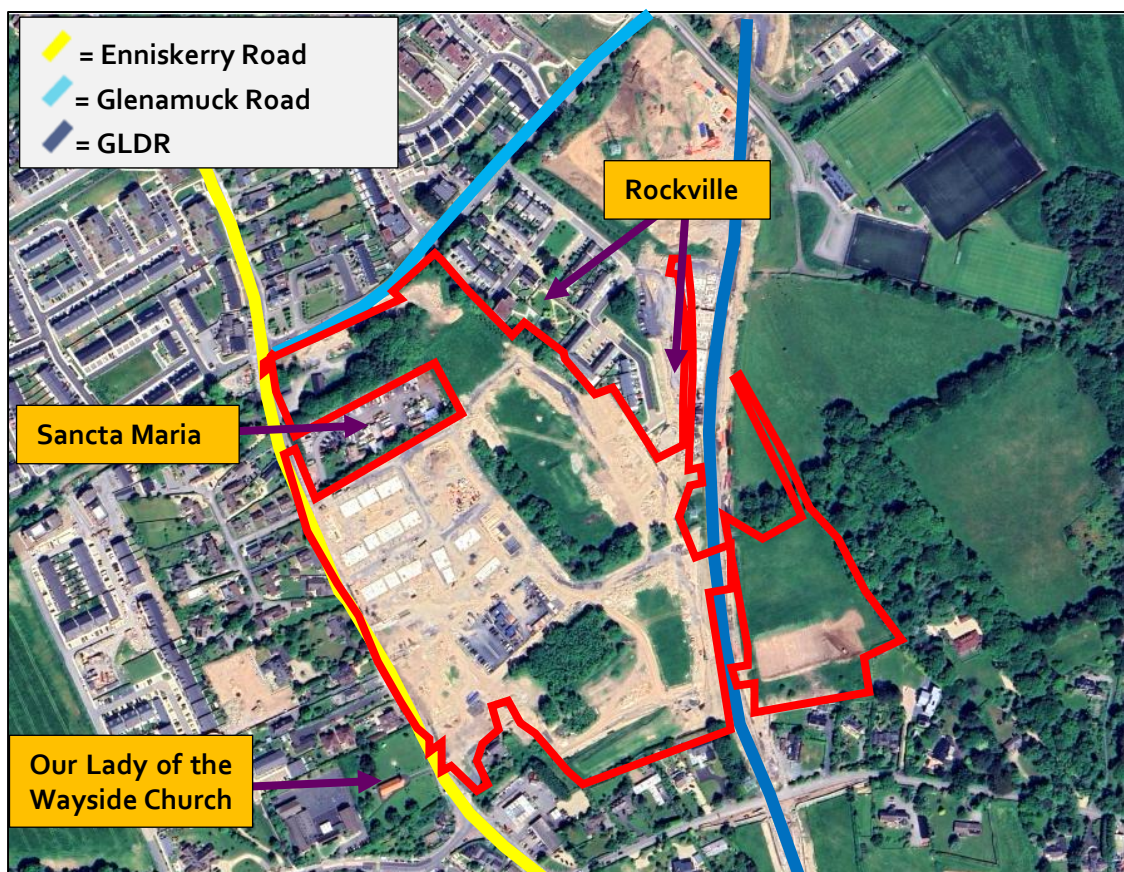


Figure 2.1: Aerial Photograph of the Site's Location with Site Indicatively Annotated in Red

(Source: Google Maps, Annotated by Thornton O'Connor Town Planning, 2025)

The area is serviced by bus route Nos. 44, L26 and 118. The site is also located c.1.9 km-c.2.3 km (c. 22-28 minutes walking distance) from Carrickmines Retail Park and c.2 km – c.2.7 km (c. 26-31 minutes walking distance) from the Ballyogan Wood Luas Stop.

The site is located in Kilternan Village with access to a pub/restaurant, a petrol filling station and shop, a car garage and auto service, childcare facilities and education facilities such as

Kilternan Church of Ireland National School, Our Lady of the Wayside National School and Kilternan Adult Education Centre as well as religious services in the Village such as Kilternan Parish Church and Our Lady of the Wayside Church.

The 'parent' permission includes a Neighbourhood Centre, comprising an anchor retail store, retail/commercial floor space, a restaurant, a creche, café, and a community facility. The proposed development seeks to amend the main Neighbourhood Centre building to provide an increased anchor retail store, 2 No. retail/commercial units and a medical centre. The Neighbourhood Centre, as revised as part of this Amendment Application, will unequivocally enhance the provision of services for Kilternan.

2.2 Zoning of the Subject Site

The subject site is zoned 'Objective A' and 'Objective NC' in the *Dún Laoghaire-Rathdown County Development Plan 2022-2028* ('Development Plan'), where the stated objectives are:

1. Objective A: *"To provide residential development and improve residential amenity while protecting the existing residential amenities."*
2. Objective NC: *"To protect, provide for and/or improve mixed-use neighbourhood centre facilities."*

In addition, the lands are located within the *Kilternan–Glenamuck Local Area Plan 2025* ('LAP') which identifies the western site as Site Development Framework No. 6 ('SDF6') and the eastern site as Site Development Framework No. 7 ('SDF7'). We note that the LAP was adopted after the 'parent' permission was granted by DLRCC. Nonetheless, it is our opinion that the scheme complies with LAP design parameters and objectives pertaining to the subject lands, which is further discussed in Section 5.0 of this Report.

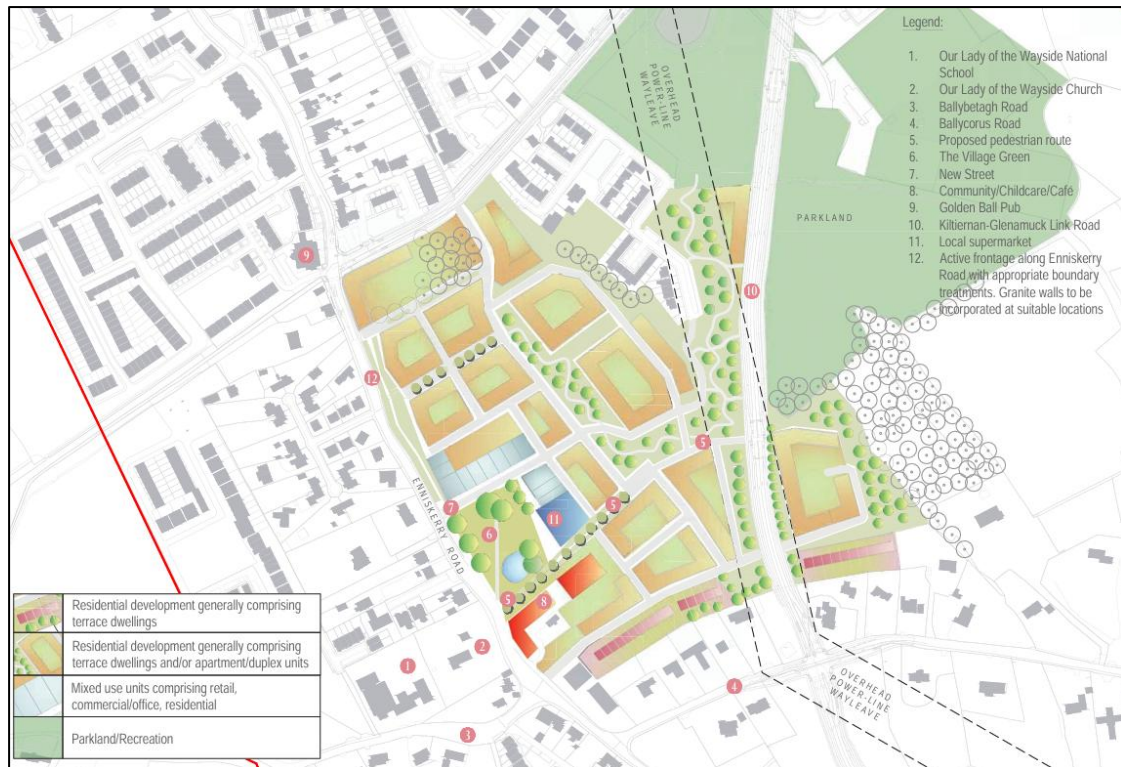


Figure 2.2: Indicative Illustration Provided in the LAP Showing an Urban Framework Plan for the Subject Site and Part of the Adjoining Rockville Development

(Source: *Kiltiernan–Glenamuck Local Area Plan 2025*)

3.0 PLANNING HISTORY

3.1 Phase 1 of Kiltiernan Village – DLRCC Reg. Ref. D23A/o616

Permission was granted for 83 No. units and 2,225 sq m of commercial floorspace on lands representing Phase 1 of the LRD site (DLRCC Reg. Ref. D23A/o616), with this area of land fronting Enniskerry Road. The purpose of this Phase 1 application was to allow some development to start on this important site in the interim and importantly, include infrastructure and open space beyond the requirements of the Phase 1 site, demonstrating the Applicant's bona fides in developing the wider lands as soon as possible after receiving permission for the 'parent' LRD application. Please see extracts below which demonstrate the red line boundary for each application:

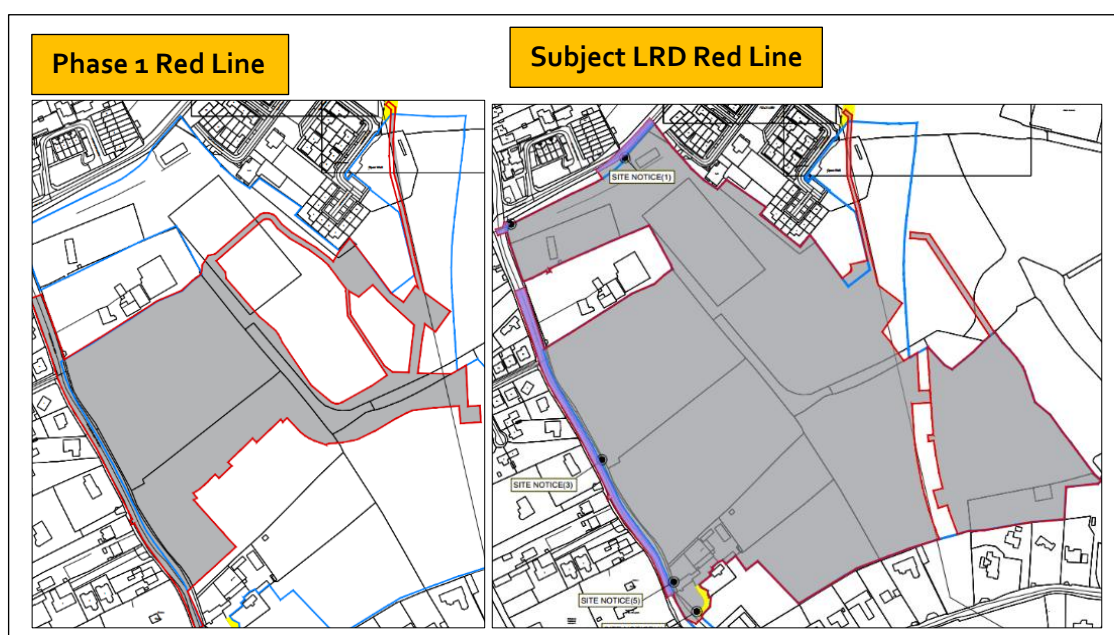


Figure 3.1: Site Location Map of the Phase 1 Application and the Subject LRD Planning Application¹

(Source: MCORM Architects, 2022 & 2026)

Please find the application details below:

DLRCC Reg. Ref.:	D23A/o616
Application Date:	27 th September 2023
Description of Development:	"Permission for development at a 3.9 Ha. site. The site is generally bounded by the Sancta Maria property to the north; greenfield land to the north-east with a recently constructed residential development named "Rockville" further to the north-east; the Enniskerry Road to the south-west; greenfield lands to the south with dwellings further south; and lands that will facilitate the future Glenamuck Link Distributor Road to the east. At the GLDR access point, this will include works, inclusive of any necessary tie-ins, to the footpath and cycle track to create a side road access junction incorporating the provision of short section of

¹ Grey Shading on Location Map is Provided to Highlight the Lands

	<i>shared path and an uncontrolled shared pedestrian and cyclist crossing across the side road junction on a raised table. The works will also include the provision of a toucan crossing, inclusive of the necessary traffic signal equipment, immediately south of the access point to facilitate pedestrian and cyclist movement across the mainline road. All works at the GLDR access point will include the provision of the necessary tactile paving layouts and are provided on an area measuring c. 0.06 Ha.</i> <i>At the Enniskerry Road, works are proposed to facilitate 2 No. new accesses for the development along with modifications to Enniskerry Road. The 2 No. side road priority access junctions incorporate the provision of an uncontrolled pedestrian crossing across the side road junction on a raised table. The modifications to Enniskerry Road fronting the development (circa 340 metres) includes the narrowing of the carriageway down to 6.5 metres (i.e. a 3.25 metres running lane in each direction) from the front of the kerb on western side of Enniskerry Road. The remaining former carriageway, which varies in width of c. 2 metres, will be reallocated for other road users and will include the introduction of a widened pedestrian footpath and landscaped buffer on the eastern side of the road adjoining the proposed development. The above works are inclusive of all necessary tie-in works such as new kerb along eastern side of Enniskerry Road, drainage details, road marking, signage and public lighting. Potable water is to be provided from the existing piped infrastructure along the Enniskerry Road. The interface works on Enniskerry Road measures c. 0.28 Ha. Additionally, the development includes the removal of the existing stone wall and the construction of a new stone wall set back on the applicant's lands to facilitate the upgrade and realignment of the Enniskerry Road.</i> <i>Surface water and foul drainage infrastructure is proposed to connect into and through the existing/permitted Rockville developments (DLR Reg. Refs. D17A/0793, D18A/0566 and D20A/0015) on a total area measuring c. 0.5 Ha. The development site area and drainage and roads works areas will provide a total application site area of c. 4.7 Ha.</i> <i>The development will principally consist of: the provision of a mixed use development consisting of 91 No. residential units (72 No. houses and 19 No. duplex units), a creche (405 sq m) and retail/commercial floorspace (356 sq m), which ranges in height from 2 to 4 No. storeys. The 91 No. residential units will consist of 5 No. 1 bedroom units (5 No. duplexes), 18 No. 2 bedroom units (9 No. duplexes and 9 No. houses), 48 No. 3 bedroom units (43 No. houses and 5 No. duplexes) and 20 No. 4 bedroom units (20 No. houses).</i> <i>The development also provides: pedestrian links from Enniskerry Road and a pedestrian route from Enniskerry Road to the future Glenamuck Link Distributor Road; 178 No. car parking spaces including 2 No. mobility impaired spaces, 10 No. electric vehicle</i>
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	<i>spaces, 1 No. drop-off space/loading bay and 1 No. parent and child space; motorcycle parking; bicycle parking; bin storage; private balconies, terraces and gardens; hard and soft landscaping; sedum roofs; solar panels; boundary treatments; lighting; substation; plant; and all other associated site works above and below ground. The proposed development has a gross floor area of c. 12,120 sq m."</i>
Principal Changes to the Scheme in Response to the Request for Further Information:	1) Increase in retail/commercial floorspace, from 761 sq m comprising retail/ commercial (356 sq m) and a creche (405 sq m) to 2,225 sq m comprising retail/commercial (693 sq m), food and beverage (509 sq m), community facility (332 sq m) and a creche (691 sq m). 2) Increase in residential units from 91 No. units (72 No. houses and 19 No. duplex units) to 99 No. units (68 No. houses and 31 No. duplex units).
DLRCC Decision Date:	7 th June 2024
DLRCC Decision:	Grant Permission
Final Grant Date:	11 th July 2024
Conditions of Note:	<u>Condition No. 2:</u> omission of 16 No. houses from Cell 16, resulting in a change in unit mix, from 99 No. units (68 No. houses and 31 No. duplex units) to 83 No. units (52 No. houses and 31 No. duplex units).



Figure 3.2: Layout of the Permitted Phase 1 Development (As Submitted for Compliance with Condition No. 2)

(Source: Niall Montgomery + Partners Landscape Architects, As Submitted at Compliance Stage, 2024)

3.2 Kiltiernan Village Large-Scale Residential Development Subject to this Amendment Application – DLRCC Reg. Ref. LRD24A/0597

Reg. Ref:	LRD24A/0597
Location:	2 No. sites, measuring c. 14.2 Ha., which will be separated by the future Glenamuck Link Distributor Road (GLDR), Kiltiernan, Co. Dublin
Application Date:	5 th February 2025
Brief Development Description:	Permission for a LRD on two sites totalling c. 14.2 Ha, separated by the future Glenamuck Link Distributor Road (GLDR). The development will consist of: 1) the demolition of c. 740 sq m of existing structures, including the derelict 'Rockville' dwelling and outbuildings (c. 573 sq m) and the former Kiltiernan Country Market (c. 167 sq m); 2) the construction of 487 No. residential units, comprising 196 No. houses, 201 No. duplex units, and 90 No. apartments, ranging from 2 to 4 storeys (some over

	podium/undercroft level); 3) a Neighbourhood Centre on the western site, including an anchor retail store (c. 1,310 sq m), retail/commercial space (c. 3,284 sq m), a restaurant (c. 182 sq m), a café (c. 326 sq m), a community facility (c. 332 sq m), and a 691 sq m crèche; 4) extensive road and infrastructure works, including new access points, tie-ins at the GLDR, connections to Enniskerry Road and Glenamuck Road, modifications to c. 340m of Enniskerry Road, pedestrian and cycle facilities, and drainage upgrades; and 5) all associated site works, including 854 No. car parking spaces (125 No. in undercroft, 729 No. at surface), motorcycle and bicycle parking, bin storage, solar panels, sedum roofs, boundary treatments, substations, public lighting, and telecommunications infrastructure at the Neighbourhood Centre. The development has a gross floor area of c. 60,504 sq m above ground, plus an undercroft/basement (c. 4,485 sq m). (Please refer to Section 1.2 for the full description of development, as stated in the Statutory Notices).
DLR Decision:	7 th March 2025
Decision Date:	Grant Permission
Final Grant Date:	14 th April 2025

The permitted Phase 1 development was replicated within the LRD Planning Application (subject to this Amendment Application) for completeness. Permission was originally sought for 487 No. residential units and a Neighbourhood Centre including an anchor retail store (c. 1,310 sq m), retail/commercial space (c. 3,284 sq m), a restaurant (c. 182 sq m), a café (c. 326 sq m), a community facility (c. 332 sq m), and a crèche (c. 691 sq m), providing a total of c. 6,125 sq m of non-residential gross floor area.

For clarity, the only element of the non-residential floorspace within the LRD Application that didn't form part of the Phase 1 application is the Neighbourhood Centre building, which comprised the anchor retail store and c. 2,590 sq m of retail/commercial space.

The site layout plan, as submitted originally to DLRCC is provided in Figure 3.3.



Figure 3.3: Site Layout Plan of the LRD (As Originally Submitted)

(Source: Drawing No. 'PL101' by MCORM Architects, 2024)

Permission was granted by DLRCC on 14th April 2025, subject to 54 No. conditions. Of note, Condition Nos. 2, 4 and 6 set out the following:

Condition No. 2

"Prior to the commencement of development, the Applicant shall submit a revised site layout plan of Housing Cell 16 (Phase 4), landscape plan drawing, and Housing Quality Assessment showing:

- a) the omission of H3 Unit '15.00', H2 Unit '15.02', and H2 Unit '15.04'; H2 15.06,*
- b) the omission of the 11 no. car parking spaces (2 no. perpendicular, 9 no. parallel) and its hardstanding egress adjacent to these units; and*
- c) the relocation of the proposed substation to the south of 'Street 15'.*

This area of the site shall be maintained as an area of open space and existing trees in the areas to be omitted (approximately 26 no. trees) protected and retained."

As required under Condition No. 2, 4 No. houses and 11 No. car parking spaces from Cell 16 have been omitted and the substation within Cell 16 has been relocated, as illustrated in Figure 3.4. A revised site layout plan, landscape plan, and housing quality assessment were submitted to DLRCC on 21st May 2026, and confirmation was subsequently received from DLRCC on 22nd May 2026 that this condition does not require compliance agreement with the Planning Authority and thus no decision can issue in respect of same.

Please refer to the documents submitted for compliance with Condition No. 2 for full details of the changes made to the scheme, however, in summary, the omission of 4 No. houses and 11 No. car parking spaces results in the following:

- the originally proposed **487 No. units** (196 No. houses, 201 No. duplex units and 90 No. apartments) **reduces to 483 No. units** (192 No. houses, 201 No. duplex units and 90 No. apartments).
- The originally proposed **854 No. car parking spaces reduces to 843 No. spaces.**

For clarity, this Amendment Application seeks to amend the permitted LRD scheme as varied by Condition No. 2.

Submitted at Request for Further Information Stage



Revised At Compliance Stage to Respond to Condition No. 2

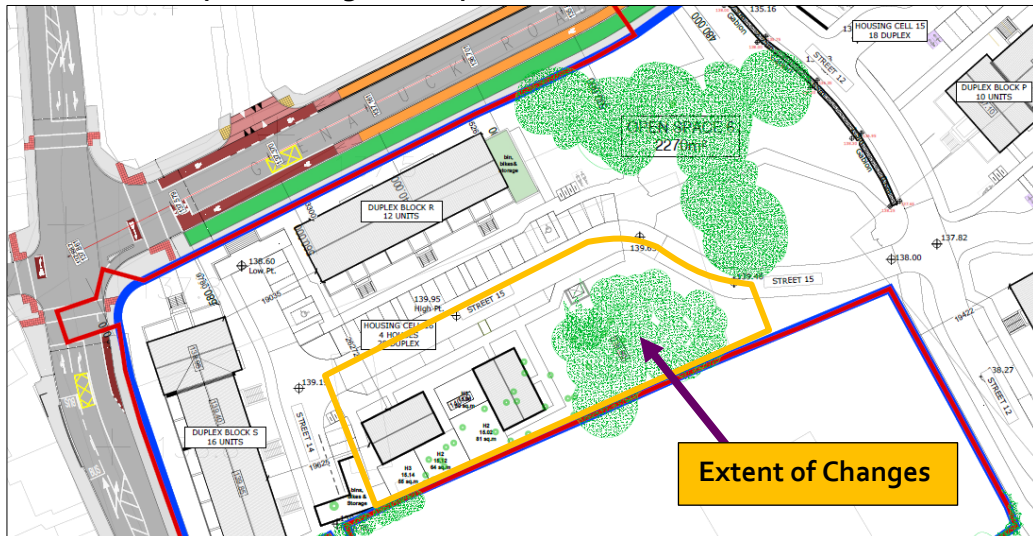


Figure 3.4: Changes Made to the Layout of Cell 16

(Source: Drawing No. 'PL103' by MCORM Architects, As Submitted at RFI Stage & Amended at Compliance Stage, Annotated by Thornton O'Connor Town Planning, 2026)

Condition No. 4

"Prior to the commencement of development, the Applicant shall submit for the written agreement with the Planning Authority's Parks and Landscape Section, a landscape plan and site layout drawing that makes provision for the replacement of the open space labelled 'C.O.S 2 373m²', located within the NC Duplex Cell with an area [sic] suitable for play and games. The area shall be laid out with appropriate surfaces and fixtures. This area shall be designed in accordance with the Dun Laoghaire-Rathdown Play Policy 2023-2028."

Condition No. 4 requires the Applicant to submit a revised layout plan replacing the communal open space noted as 'C.O.S. 2' in the submitted documentation with an area "suitable for play and games" (also known as a 'multi-use games area' ['MUGA']). This communal open space measures c. 373 sq m and serves Duplex Blocks E and F, as illustrated in Figure 3.5.

As discussed in Section 1.3 above, as part of this Amendment Application, it is proposed to replace Duplex Blocks E and F with an apartment block. While the new apartment block will be provided with communal open space, this is not the communal open space required by Condition No. 4 to be provided as a MUGA. Therefore, it is proposed to relocate the required MUGA to a more suitable location on site, which requires the modification of the wording of Condition No. 4. This is discussed in more detail in Section 4.o.



Figure 3.5: Location of Communal Open Space Required to be Provided as a Multi-Use Games Area Under Condition No. 4 – Area Subject to This Amendment Application

(Source: Drawing No. 'PL103' by MCORM Architects, As Submitted at RFI Stage, Annotated by Thornton O'Connor Town Planning, 2026)

Condition No. 6

"The Phasing Strategy shown on Phasing Plan dwg PL604 (submitted on 6th Aug 2024) shall be amended as follows:

(i) The area to the east of the GLDR currently identified as Phase 5 (on Phasing Plan dwg PL604), shall be completed no later than after completion of Phase 2.

(ii) Construction of residential units within the areas currently identified as Phase 3 and Phase 4 shall only commence after the area identified as Phase 5 has been completed."

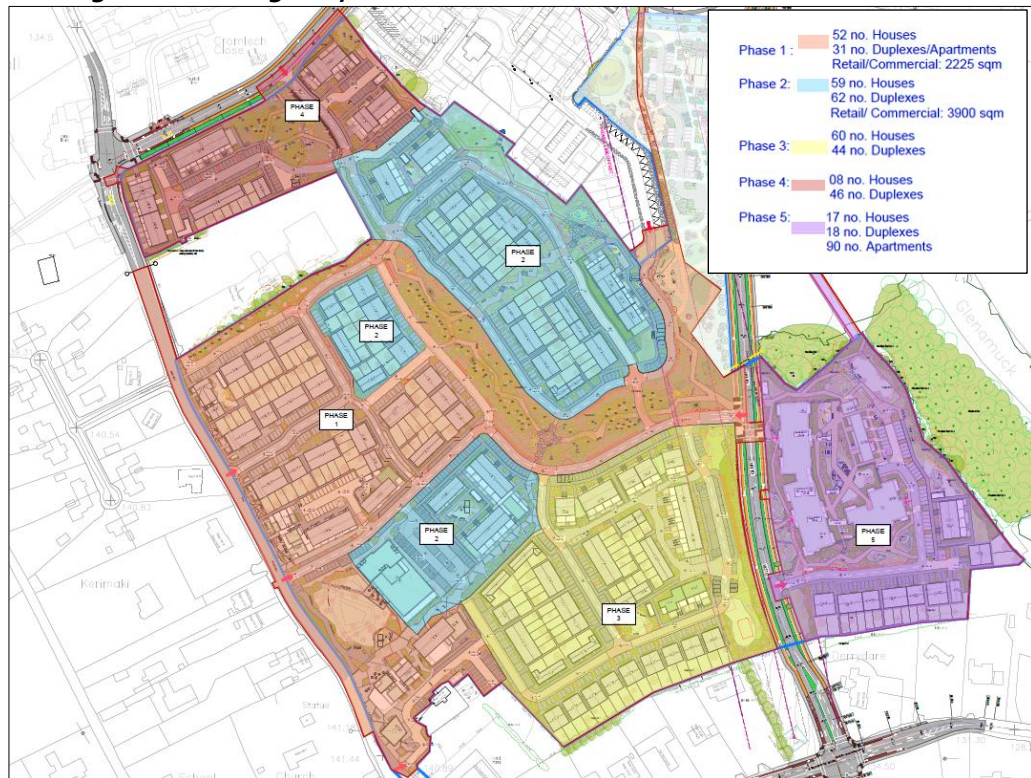
As detailed in the following table and illustrated in Figure 3.6, the phasing plan for the scheme has been amended as follows to comply with Condition No. 6:

Phase	Originally Proposed	Amended Under Condition No. 6
1	83 No. residential units & c. 2,225 sq m retail/commercial floor space	Unchanged
2	121 No. residential units & c. 3,900 sq m retail/commercial floor space	Unchanged
3	104 No. residential units	125 No. residential units
4	54 No. residential units	104 No. residential units
5	125 No. residential units	50 No. residential units

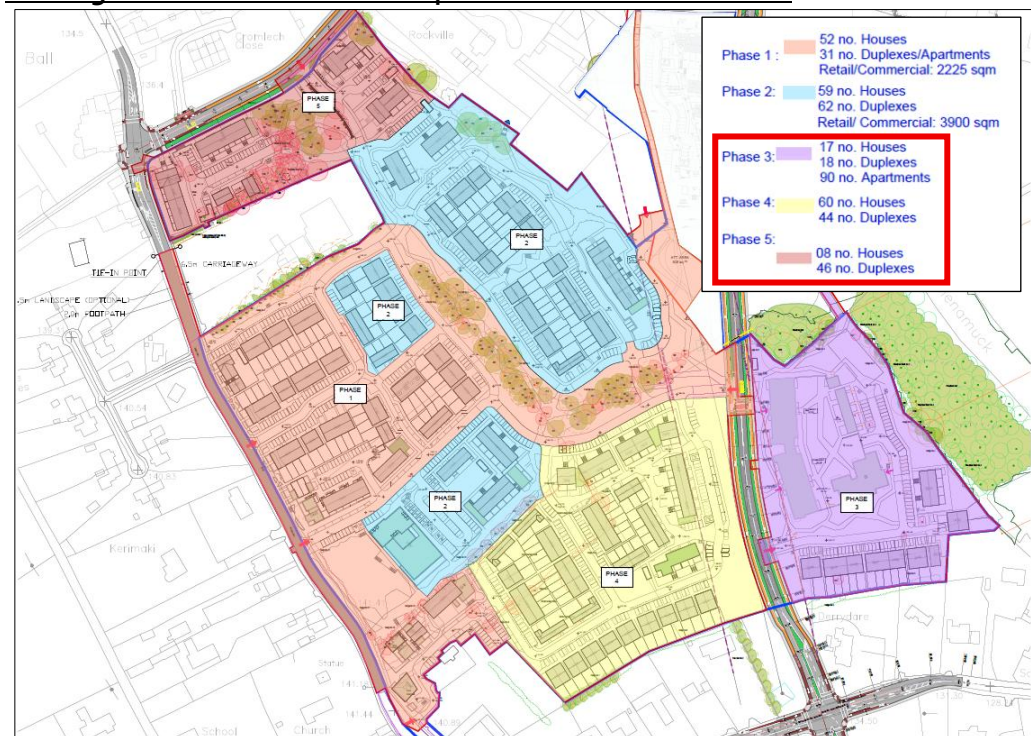
(Table 3.1: Changes Made to the LRD Phasing Plan, as Required Under Condition No. 6 of the Permission

(Source: Details Provided by MCORM Architects & Generated by Thornton O'Connor Town Planning, 2026)

Phasing Plan - As Originally Submitted



Phasing Plan - As Revised for Compliance with Condition No. 6



(Figure 3.6: Changes Made to the LRD Phasing Plan, As Required Under Condition No. 6 of the Permission

(Source: Drawing No. 'PL104' by MCORM Architects, As Submitted Originally & Amended at Compliance Stage, Annotated by Thornton O'Connor Town Planning, 2026)

4.0 DEVELOPMENT IN DETAIL

4.1 Description of the Proposed Development

The proposed development, as stated in the Statutory Notices, is as follows:

The proposed development will principally consist of:

- (a) *amendments to the permitted part 3 No. to part 4 No. storey Neighbourhood Centre building measuring c. 3,900 sq m of gross floor area, including an anchor retail store (c. 1,310 sq m) and retail/commercial floor space (c. 2,590 sq m), resulting in a larger part 2 No. to part 4 No. storey building measuring c. 6,570 sq m, including an anchor retail store (c. 2,952 sq m), 2 No. class 1 / class 2 commercial units (c. 259 sq m), a medical centre (c. 1,102 sq m); ancillary space, bin store, and plant (totalling c. 211 sq m) and an undercroft car park (c. 2,046 sq m);*
- (b) *the replacement of the permitted 3 No. storey Duplex Blocks E & F comprising 30 No. duplex units (4 No. 1-bed units, 12 No. 2-bed units & 14 No. 3-bed units) with a 4 No. storey building comprising 31 No. apartment units (5 No. 1-bed units & 26 No. 2-bed units), increasing the total number of residential units within the scheme by 1 No. from 483 No. to 484 No. units; and*
- (c) *the relocation of the multi-use games area required under Condition No. 4 of the permitted scheme to a location east of the permitted Duplex Block L and west of the GLDR, which requires the modification of Condition No. 4 of the permitted scheme.*

The development also includes: 35 No. additional car parking spaces (increasing from 843 No. to 878 No.); bicycle parking; bin storage; balconies and terraces for the new apartment block; hard and soft landscaping; green roofs; solar panels; boundary treatments; lighting; plant; and all other associated site works above and below ground.

4.2 Key Site and Development Statistics

Table 4.1 below provides a summary of the key site and development statistics pertaining to the 'parent' permission and the changes proposed under this Amendment Application.

	Permitted ²	Proposed Amendment
Total Gross Floor Area of LRD	60,152 sq m (excluding c. 4,485 sq m undercroft)	60,865 sq m (excluding c. 6,531 sq m undercroft)
Total Residential Floor Area	52,970 sq m	52,337 sq m
Total Non-Residential Floor Area	6,125 sq m	6,749 sq m (excluding c. 2,046 sq m undercroft)
No. of Residential Units	483 No. units	484 No. units
Car Parking	843 No. parking spaces	878 No. parking spaces
Cycle Parking (not including spaces dedicated to the houses)	841 No. parking spaces	836 No. parking spaces

Table 4.1: Key Site & Development Statistics – Permitted Scheme and Proposed Amendments

(Source: Details Provided by MCORM Architecture, Table Generated by Thornton O'Connor Town Planning, 2026)

4.3 Revised Neighbourhood Centre Building

The permitted part 3 No. to part 4 No. storey Neighbourhood Centre building measures c. 3,900 sq m of gross floor area and includes an anchor retail store (c. 1,310 sq m) and retail/commercial floor space (c. 2,590 sq m). As part of this Amendment Application, it is proposed to amend the permitted Neighbourhood Centre building to provide a more efficient and responsive design to the needs of potential occupants of the space.

As illustrated in Figure 4.1, the revised Neighbourhood Centre building will extend north-eastwards into the site to provide additional floor area which will necessitate the removal of the permitted car park associated with the Neighbourhood Centre and replacement of the permitted Duplex Blocks E & F with a new apartment block (discussed in Section 4.4).

² As noted in Section 3, the 'parent' permission is inclusive of the revisions made to the scheme under Condition No. 2.

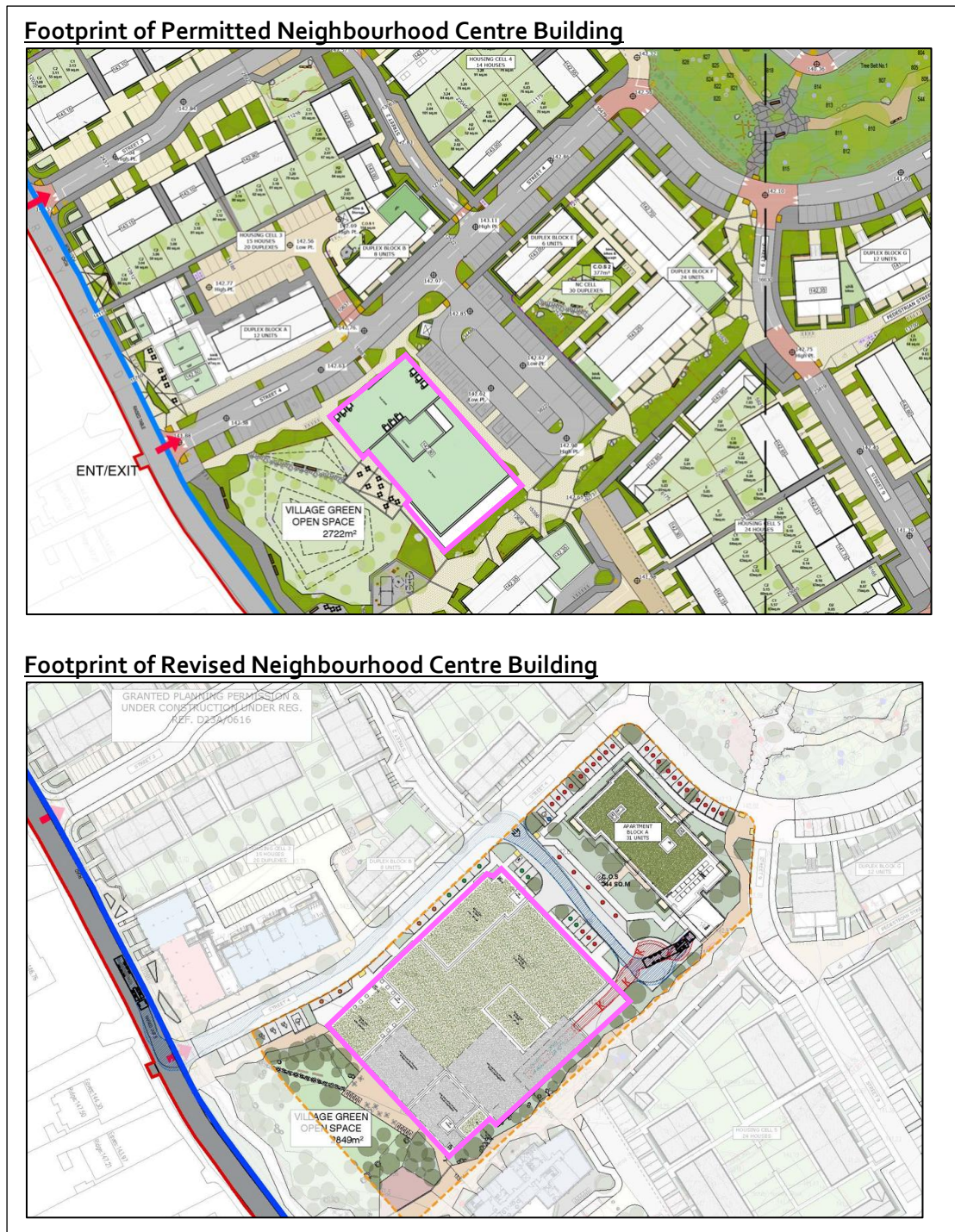


Figure 4.1: Footprint of the Permitted and Revised Neighbourhood Centre Building

(Source: **MCORM Architects (2024 & 2026), Annotated by Thornton O'Connor Town Planning, 2026)**

The revised building will be part 2 No. to part 4 No. storeys in height and will provide c. 6,570 sq m of floor space, including an anchor retail store (c. 2,952 sq m), 2 No. class 1 / class 2 commercial units (c. 259 sq m), a medical centre (c. 1,102 sq m); ancillary space, bin store, and plant (totalling c. 211 sq m); and an undercroft car park (c. 2,046 sq m). The revised building increases the total non-residential floor space across the LRD scheme by c. 624 sq m, from c. 6,125 sqm to c. 6,749 sq m (excluding the c. 2,046 sq m undercroft now proposed).

With respect to the proposed 2 No. retail/commercial units, it is intended for an appropriate degree of flexibility to be provided, thereby allowing for varied potential uses. Thus, it is designated as 'Class 1 / Class 2' as defined by legislation:

- Class 1 – Shop.
- Class 2 – Financial services, professional services (other than health or medical services) and any other services (including betting office), where the services are provided principally to visiting members of the public.

The reason for increasing the building footprint instead of providing additional storeys to the permitted building is due to the single level and open plan area required for potential operators of the anchor retail store, thus disallowing the net floor area to be split between levels. In this regard, the abovementioned uses proposed within the revised Neighbourhood Centre building are provided at the following floor levels:

- Anchor Retail Store: ground and first floor level;
- Medical Centre: all floor levels;
- 2 No. class 1 / class 2 commercial units: ground floor; and
- Ancillary space, bin store and plant: ground and second floor level.

As illustrated in the Computer-Generated Images of the permitted Neighbourhood Centre building and the revised one in Figure 4.2, while the revised building extends further north-eastwards into the site, the south-western elevation retains the strong active frontage to the Village Green established by the permitted scheme and preserves the building's distinctive corner composition. In this regard, the building is designed as part 2 No. to part 4 No. storeys, with the 4 No. storey element 'popping up' at the corner of the building.

The 2 No. storey element of the building is occupied by the 2 No. class 1 / class 2 commercial units at ground floor level and the larger anchor retail store at first floor level, while the 4 No. storey corner element will be occupied by the medical centre only. All of these uses front the Village Green (in addition to other surrounding public realm spaces and internal street networks) to ensure strong levels of active surveillance and footfall towards this area of the site. Combined with the other permitted retail/commercial uses surrounding the Village Green, a vibrant neighbourhood hub will be provided.

The generous floor-to-ceiling height required within the anchor retail unit at first-floor level results in the 2 No. storey part of the building having an overall height that is appreciably greater than that of a conventional 2 No. storey building, as illustrated in Figure 4.2. This approach ensures variation in the skyline between the 2 No. and 4 No. storeys, while ensuring that the change in building height is appropriately proportioned and does not result in an abrupt transition in built form. Furthermore, a varied parapet along the south-western elevation of the principal 2 No. storey element provides additional articulation to the roofline, helping to break up the perceived massing and create visual interest along the façade.

Permitted Neighbourhood Centre Building



Revised Neighbourhood Centre Building



Figure 4.2: CGI of the Permitted and Revised Neighbourhood Centre Building with the Village Green in the Forefront

(Source: 3D Design Bureau, 2024 & 2026)



Figure 4.3: South-Western Elevation of the Permitted and Proposed Neighbourhood Centre Building

(Source: MCORM Architects, 2024 & 2026)

4.4 New Apartment Block in Lieu of Duplex Blocks E & F

As noted above, the proposed increase in the Neighbourhood Centre building footprint necessitates the removal of the permitted Duplex Blocks E & F. The permitted duplex blocks are 3 No. storeys in height and provide a combined total of 30 No. duplex units. Communal open space measuring c. 373 sq m is provided between the two blocks. Details of the unit mix permitted within Duplex Blocks E & F are provided in the following table.

Unit Size	Duplex Block E	Duplex Block F	Total
1-bed	3 No. units	1 No. unit	4 No. units
2-bed (4-person)	-	11 No. units	11 No. units
3-bed	3 No. units	12 No. units	15 No. units
Total	6 No. units	24 No. units	30 No. units

Table 4.2: Unit Mix Permitted within Duplex Blocks E & F

(Source: Details Provided by MCORM Architects, Table Generated by Thornton O'Connor Town Planning, 2026)

It is proposed to provide a new 4 No. storey apartment block to the north-east of the revised Neighbourhood Centre building. The new apartment block will provide 31 No. apartment units and c. 353 sq m of communal open space. The proposed apartment block is considered to be a suitable response to utilising the space available on site when the revised Neighbourhood Centre building is factored into the layout while also ensuring the delivery of high-quality residential units. Details of the proposed unit mix is provided in the following table and a computer generated images of the new apartment block are provided in Figures 4.4 and 4.5.

Unit Size	Proposed Apartment Block
1-bed	5 No. units
2-bed (3-person)	4 No. units
2-bed (4-person)	22 No. units
Total	31 No. units

Table 4.3: Proposed Unit Mix

(Source: Details Provided by MCORM Architects, Table Generated by Thornton O'Connor Town Planning, 2026)



Figure 4.4: Computer Generated Image of the Proposed Apartment Block

(Source: 3D Design Bureau, 2026)



Figure 4.5: Computer Generated Image of the Proposed Apartment Block to the Rear of the Neighbourhood Centre

(Source: 3D Design Bureau, 2026)

4.5 Modification to Condition No. 4 of the Permission

As noted in Section 3.2 above, Condition No. 4 of the permission states:

"Prior to the commencement of development, the Applicant shall submit for the written agreement with the Planning Authority's Parks and Landscape Section, a landscape plan and site layout drawing that makes provision for the replacement of the open space labelled 'C.O.S 2 373m²', located within the NC Duplex Cell with an area [sic] suitable for play and games. The area shall be laid out with appropriate surfaces and fixtures. This area shall be designed in accordance with the Dun Laoghaire-Rathdown Play Policy 2023-2028."

Condition No. 4 requires the Applicant to submit a revised layout plan replacing the communal open space serving Duplex Blocks E & F with an area "suitable for play and games" (also known as a 'multi-use games area' ['MUGA']).

This communal open space will no longer be provided as part of the scheme given the new apartment block will have a different communal open space in terms of its orientation and layout to the permitted space referenced by Condition No. 4. Therefore, it is proposed to relocate the required MUGA to an area between the permitted Duplex Block L and the Glenamuck Link Distributor Road. This area is considered to be the most suitable location for the provision of a MUGA given its proximity to the GLDR for easy access and the fact that there are limited alternative locations available that are suitable for this use. The relocation of the proposed MUGA requires the modification of the wording of Condition No. 4.



Figure 4.6: Location of Communal Open Space Required to be Provided as a Multi-Use Games Area Under Condition No. 4 – Area Subject to This Amendment Application

(Source: Drawing No. 'PL103' by MCORM Architects, As Submitted at RFI Stage, Annotated by Thornton O'Connor Town Planning, 2026)



Figure 4.7: Location of proposed MUGA pitch

Source: NMP Landscape Architects, Drawing No. L2-003 entitled General Arrangement Plan- Proposed Amendment



Figure 4.8:

Plan of proposed MUGA pitch

Source:

NMP Landscape Architects, Drawing No. L2-200 entitled General Arrangement Plan-MUGA pitch

In summary, the proposed amendments to the permitted Neighbourhood Centre building, which are discussed in more detail below, will principally result in the following changes:

- Gross floor area: increase from c. 3,900 sq m to c. 4,524 sq m plus a partial undercroft car-parking area measuring 2,046 sq m;
- Building height: change from part 3 No. to part 4 No. storey building to part 2 No. to part 4 No. storey building;
- Anchor retail store: from c. 1,310 sq m to c. 2,952 sq m;
- 2 No. Class 1/Class 2 commercial units (c. 259 sq m);
- New medical centre (c. 1,102 sq m);
- An increase of 35 No. parking spaces, increasing from 843 No. in the permitted scheme to 878 No. in the proposed scheme.

5.0 PLANNING POLICY CONTEXT

5.1 Zoning

The subject site is zoned as both 'Objective A' and 'Objective NC' in the *Dún Laoghaire-Rathdown County Development Plan 2022-2028*, where the stated objectives are:

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

Objective NC: To protect, provide for and/or improve mixed-use neighbourhood centre facilities.

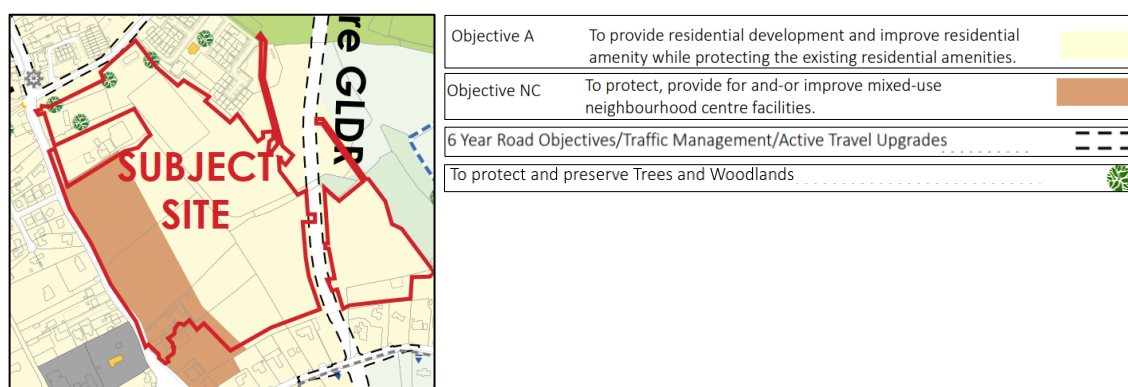


Figure 5.1: Zoning of the Subject Site (Indicatively Outlined in Red)

(Source: *Dún Laoghaire-Rathdown County Development Plan 2022-2028*, annotated by MCORM Architects, 2024)

The proposed amendment development includes the following uses which are all either permitted in principle or open for consideration under the zoning objectives:

- residential units
- anchor retail store
- retail/commercial units
- medical centre
- MUGA

The Objective 'A' lands contains residential units, which are permitted in principle. The Objective 'NC' lands contains the anchor retail store, retail/commercial space and the medical centre, which are all either permitted in principle or open for consideration.

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 etc. ^a , Education ^a , Health Centre/ Healthcare Facility ^a , Open Space, Public Services Residential , Residential Institution, Travellers Accommodation.
Open For Consideration
Allotments, Aparthotel, Bring Banks/Bring Centres, Carpark ^b , Caravan/Camping Park-Holiday, Caravan Park-Residential, Cemetery, Cultural Use, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Industry-Light, Part Off-License, Office Based Industry ^c , Offices less than 200sq.m. ^c , Offices in excess of 200 sq.m. ^d , Service Station, Place of Public Worship, Public House, Residential – Build to Rent, Restaurant, Service Garage, Shop Neighbourhood, Student Accommodation, Sports Facility, Tea Room/Café, Veterinary Surgery.
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'.
b: Only as an ancillary component of and directly connected to the primary use and/or ancillary to public transport and/or active travel modes.
c: less than 200sq.m.
d: Only applies to A zoned lands subject to Specific Local Objective 122.

Table 13.1.12

ZONING OBJECTIVE 'NC'
'To protect, provide for and/or improve mixed-use neighbourhood centre facilities'.
Permitted In Principle
Advertisements and Advertising Structures, Assisted Living Accommodation, Betting Office, Carpark, Community Facility, Craft Centre/Craft Shop, Childcare Service, Civic Use Cultural Use, Doctor/ Dentist etc., Education, Embassy, Enterprise Centre, Funeral Home, Garden Centre/Plant Nursery, Guest House, Health Centre / Healthcare Facility , Offices less than 300 sq.m., Open Space , Public House , Public Services , Residential , Residential Institution , Restaurant, Service Garage, Shop-Neighbourhood , Sports Facility , Tea Room/ Café, Veterinary Surgery.
Open For Consideration
Aparthotel, Cash and Carry/Wholesale Outlet, Home Based Economic Activities, Hotel/Motel, Household Fuel Depot, Motor Sales Outlet, Nightclub, Off-License, Office Based Industry, Offices over 300 sq.m, Place of Public Worship, Residential – Build to Rent ^a , Service Station, Shop-Specialist , Shop District , Student Accommodation ^a , Travellers Accommodation.
a: Subject to retaining an appropriate mix of uses.

As demonstrated in the table above, the proposed development is fully in accordance with the zoning objectives. The subject scheme will result in the appropriate densification of a key underutilised site in the heart of Kiltarnan Village and the provision of a Neighbourhood Centre for the Village will positively contribute to the regeneration of the subject site.

5.2 Kiltarnan Glenamuck Local Area Plan 2025

In the Kiltarnan Glenamuck Local Area Plan 2025 (LAP), the majority of the subject site falls within Site Development Framework 6 (SDF 6), referred to as 'Kiltarnan Village Centre and Village Centre Lands'. The eastern lands are in SDF 7 but there are no changes proposed to the permitted development in this location.

In the context of the amendments proposed in the subject application, the following policies are relevant:

Land Use Objectives

- Provide for a sustainable mix of uses commensurate with the NC land use zoning objective.
- Provide for a minimum of 4,500 sq m gross floorspace of non-residential uses.
- Provide for a supermarket of c. 1,300 square metres within the land parcel.

TOC Comment:

The proposed Neighbourhood Centre increases in size from 3,900 sq m to 6,570 sq m (including a 2,046 sq m undercroft parking area). Thus the minimum quantum of 4,500 sq m gross floor space is exceeded.

With regard to the supermarket, as set out above, further to consultation with appropriate retailers, the permitted 1,310 sq m supermarket was not of a viable scale for any operator. Thus, the floor area has increased to c. 2,592 sq m gross which will have a net retail floor area of c. 1,739 sq m. We note that the proximate 1,300 sq m did not specify net or gross floor area and the reference to 'c.' allows flexibility in this regard. Ultimately, it is considered that a viable supermarket is the lynchpin of a successful Neighbourhood Centre and the proposed supermarket along with the medical centre and 2 No. Class 1/Class 2 units will ensure a vibrant and active Neighbourhood Centre is provided.

Built Form Objectives

- The design of 'Kiltiernan Village' shall be carefully scaled and be of a fine urban grain. The design shall avoid repetitious and monotonous development.
- Plot widths within blocks shall achieve a fine urban grain.

TOC Comment

A key requirement for the Planning Authority is to ensure that the proposed Supermarket does not look like a big box store and the Architects have provided a design befitting the focal point of Kiltiernan Village, which breaks down the scale and massing of the Neighbourhood Centre building.

The enlarged anchor retail unit is positioned above an undercroft car park at first-floor level. The undercroft parking is screened from view by the two ground-floor commercial units, which provide an active frontage along the key elevation overlooking the Village Green. The principal entrance to the anchor store is located on the western side of the building, ensuring convenient access for residents of both the proposed development and the wider surrounding area. Customer parking is provided through a combination of conveniently located surface spaces along this frontage and additional spaces within the undercroft car park.



Figure 5.2: Permitted and Proposed Neighbourhood Centre Building

Source: MCORM Design Statement

Heights Objectives

- 2-4 No. storeys

TOC Comment

The heights of the buildings proposed do not exceed 4 No. storeys. The 3 No. storey duplexes have been replaced by a 4 No. storey apartment block, replacing 30 No. duplex apartments with 31 No. apartments, noting that the overall floor area of the residential element has reduced in size by 593 sq m (from 52,970 sq m to 52,377 sq m.).

5.3 Relevant Policies for the Proposed Replacement Apartment Block

5.3.1 Separation Distances

Section 12.8.7.1 of the Development Plan states that:

"A minimum standard of 22 metres separation between directly opposing rear first floor windows should usually be observed, for new developments. This normally results in a minimum rear garden depth of 11 metres."

Since the adoption of the Development Plan, the *Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities* (January 2024) have, however, been published, which set out the following regarding separation distances:

Specific Planning Policy Requirement 1 – Separation Distances: *"It is a specific planning policy requirement of these Guidelines that **statutory development plans shall not include an objective in respect of minimum separation distances that exceed 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units or apartment units above ground floor level. When considering a planning application for residential development, a separation distance of at least 16 metres between opposing windows serving habitable rooms at the rear or side of houses, duplex units and apartment units, above ground floor level shall be maintained.** Separation distances below 16 metres may be considered acceptable in circumstances where there are no opposing windows serving habitable rooms and where suitable privacy measures have been designed into the scheme to prevent undue overlooking of habitable rooms and private amenity spaces.*

There shall be no specified minimum separation distance at ground level or to the front of houses, duplex units and apartment units in statutory development plans and planning applications shall be determined on a case-by-case basis to prevent undue loss of privacy.

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 and that the proposed development will not have a significant negative impact on the amenity of occupiers of existing residential properties.

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." **[Our Emphasis]**

Consequently, as a Specific Planning Policy Requirement, it supersedes the requirements of the Development Plan.

Ensuring adequate separation distances between properties has been a fundamental design principle underpinning the proposed development. The development has been carefully configured to safeguard residential amenity and protect privacy, with no directly opposing windows proposed, thereby avoiding undue overlooking or loss of amenity to adjoining properties.

Due to the location of the apartment block as evidenced in Figure 5.3 below, and its orientation principally facing the public open space and the main commercial block, all minimum separation distances have been adequately met.

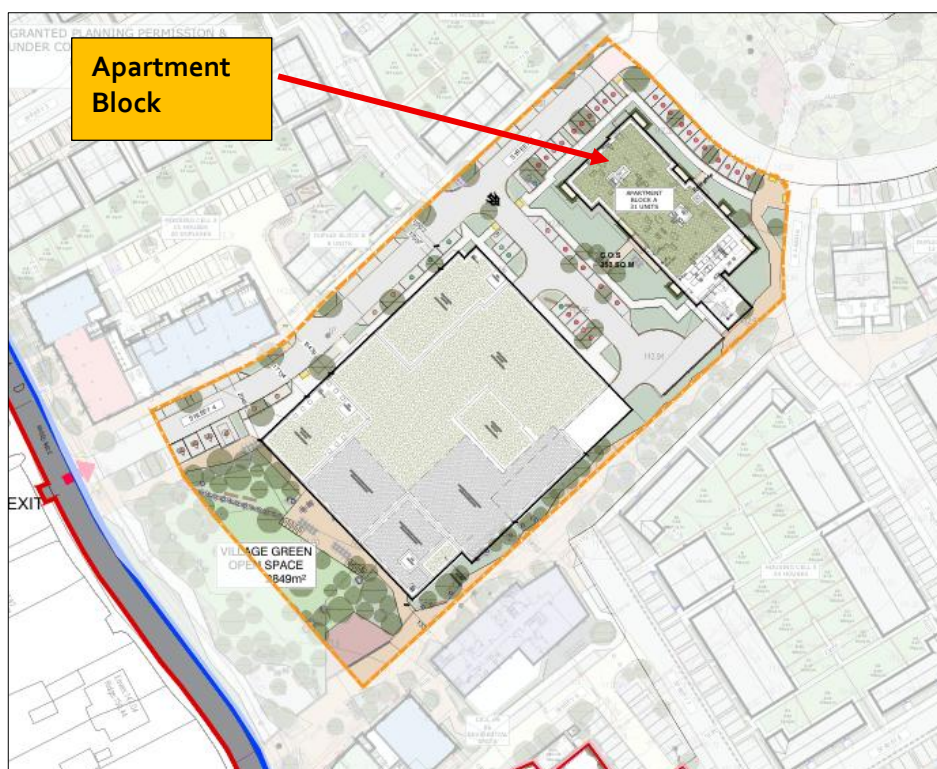


Figure 5.3: Image Demonstrating Location of Proposed Apartment Block

Source: MCORM Drawing No. PL 103.1 entitled Site Layout Plan 2

5.3.2 Dwelling Mix

The proposed apartment block forms a small element of a much larger development comprising a range of dwelling types and sizes.

The proposed 31 No. apartment units comprise 5 No. 1 bedroom units and 26 No. 2 bedroom units, replacing 4 No. 1 bed, 11 No. 2 bed and 15 No. 3 bed units.

Given the overall mix of 1, 2, 3 and 4 No. bedroom units across the scheme, provided across 484 No. units, it is considered the proposed unit mix does not materially alter that granted and is in accordance with the 2025 Apartment Guidelines, which do not restrict unit mix.

5.3.3 Dwelling Design and Amenity

The following subsections set out and assess several key dwelling design considerations, including internal floor areas, floor-to-ceiling heights, aspect, private open space provision and internal storage provision. We note that the standards to be met are now principally informed by the content of the *Planning Design Standards for Apartments Guidelines for Planning Authorities* (July 2025).

5.3.3.1 Internal Floor Areas

The internal floor area standards for apartments are set by Specific Planning Policy Requirement 2 of the Guidelines, as follows:

"The following minimum apartment floor areas shall apply and statutory plans shall not specify minimum floor areas that exceed the minimum floor areas set out below:

- *Studio apartment (1 person) 32sq.m*
- *1-bedroom apartment (2 persons) 45 sq.m*
- *2 bedroom apartment (3 persons) 63 sq.m*
- *2-bedroom apartment (4 persons) 73 sq.m*
- *3-bedroom apartment (4 persons) 76 sq. m*
- *3-bedroom apartment (5 persons) 90 sq.m*

The floor area parameters set out above shall generally apply to apartment schemes and do not apply to purpose-built and managed student housing."

With respect to unit design, layout and internal floor area, we direct the Council to the enclosed Housing Quality Assessment and Floor Plan Drawings prepared by MCORM Architects. These confirm that the relevant minimum internal floor areas are exceeded for all units.

In addition to these minimum internal floor areas, the Guidelines stipulate that:

"In the interests of delivering sustainable and good quality urban development, these Guidelines should be applied in a way that ensures a good mix of apartment sizes. Accordingly, at least 25% of units within a development shall exceed the minimum sizes set out in SPPR² by 10%, with the potential for more than 25% of units to exceed the sizes set out in SPPR² to be provided as required on a scheme-by-scheme basis in apartment schemes in more suburban locations, social housing developments, social and affordable housing delivered under Part V³ and schemes to provide housing for older persons and/or persons with disabilities."

As confirmed in the Housing Quality Assessment, 16 No. of the 31 No. proposed apartments exceed the minimum required internal floor area by at least 10%. This accounts for 51.6% of the replacement units proposed.

The proposed units are thus in compliance with the minimum internal floor areas of Specific Planning Policy Requirement 2 and the supporting guidance quoted above.

5.3.3.2 Floor-to-Ceiling Heights

In relation to the floor-to-ceiling height of units, Specific Planning Policy Requirement 4 of the Guidelines sets the standard to be met:

"Ground level apartment floor to ceiling heights shall be a minimum of 2.7m. For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise discretion on a case-by-case basis, subject to overall design quality."

Building Regulations Technical Document F addresses ventilation and provides guidance on ceiling heights in habitable rooms. The suggested minimum floor-to-ceiling height, consistent with good room design, the use of standard materials and good building practices, is generally 2.4 metres.

³ "Or part VII of the Planning and Development Act 2024, once commenced."

As illustrated on the Sectional Drawings prepared by MCORM Architects and submitted herewith, the proposed floor-to-ceiling height of the apartments at ground floor level are 2.7 metres, reducing to 2.4 metres at first, second and third floor levels. This accords with Specific Planning Policy Requirement 4 of the Guidelines and the Building Regulations Technical Guidance Document F.

These design outcomes achieve a higher quality living environment for future residents, with greater natural ventilation and light ingress. Aside from these more 'quantitative' aspects, they also create dwellings that 'feel' – from a qualitative perspective – more airy, spacious and hospitable, rather than cramped or confined.

5.3.3.3 Aspect

Of the 31 No. replacement apartments proposed, 15 No. are dual aspect; equivalent to 48.4%.

This exceeds the blanket 25% requirement set by Specific Planning Policy Requirement 3 of the Guidelines:

"In relation to the minimum number of dual aspect apartments that may be provided in any single apartment scheme, the following shall apply:

- (i) A minimum of 25% of units within a development shall be required to be dual aspect. Statutory plans shall not specify minimum requirements that exceed the requirements of this Specific Planning Policy Requirement.*
- (ii) For building refurbishment schemes on sites of any size or urban infill schemes on sites of up to 0.25ha, planning authorities may exercise further discretion to consider dual aspect unit provision at a level lower than the 25% minimum outlined above on a case-by-case basis, but subject to the achievement of overall high design quality in other aspects."*

No single aspect north-facing units are proposed.

Further details of the benefitting units are provided in the plans and particulars prepared by MCORM Architects, submitted herewith.

5.3.3.4 Private Open Space

Appendix 1 of the Guidelines sets out the following private open space standards for apartment developments:

Type / No. of Bedrooms	Minimum Private Open Space (Per Unit)
Studio	4 sq m
1 Bed	5 sq m
2 Bed (3 Person)	6 sq m
2 Bed (4 Person)	7 sq m
3 Bed (4 Person)	7 sq m
3 Bed (5 Person)	9 sq m

Table 5.1: Minimum Private Open Space Standards for Apartment Developments

(Source: *Planning Design Standards for Apartments Guidelines for Planning Authorities*)

Details of the proposed private open space provision for each apartment are set out in the Housing Quality Assessment and illustrated on the Floor Plan Drawings prepared by MCORM Architects, submitted herewith.

As is evident, the minimum requirements of the Guidelines are met or exceeded in all instances. Each of the balconies and terraces also exceeds the required minimum depth of 1.5 metres, providing generous and functional private amenity space for residents.

5.3.3.5 Storage

In relation to the provision of internal storage in units, regard is again had to the Guidelines, which set out the following minimum requirements:

Type / No. of Bedrooms	Minimum Storage Space (Per Unit)
Studio	3 sq m
1 Bed	3 sq m
2 Bed (3 Person)	5 sq m
2 Bed (4 Person)	6 sq m
3 Bed (4 Person)	6 sq m
3 Bed (5 Person)	9 sq m

Table 5.2: Minimum Storage Space Standards for Apartment Developments

(Source: *Planning Design Standards for Apartments Guidelines for Planning Authorities*)

Details of the proposed storage areas for each of the apartments are included in the Housing Quality Assessment and shown on the Floor Plan Drawings prepared by MCORM Architects, submitted herewith. As is evident from these documents, the minimum requirements of the Guidelines are met or exceeded in all instances.

5.3.3.6 Units Per Core

Specific Planning Policy Requirement 5 of the Guidelines states: *"There shall be no requirement within statutory plans or within an individual scheme in respect of a minimum number of units per floor per core."* We note that the foregoing wording ultimately imposes no restriction on how few units may be proposed per core and, therefore, places no restriction or limitation on the proposed development. Accordingly, the proposed development is fully compliant with this requirement.

5.4 Communal Open Space

Table 12.9 of the Development Plan sets out the following communal open space standards for apartment developments:

Type / No. of Bedrooms	Minimum Communal Open Space (Per Unit)
Studio	4 sq m
1 Bed	5 sq m
2 Bed (3 Person)	6 sq m
2 Bed (4 Person)	7 sq m
3 Bed	9 sq m
4 Bed +	12 sq m

Table 5.3: Minimum Communal Open Space Standards for Apartment Developments

(Source: *Dún Laoghaire-Rathdown County Development Plan 2022–2028*)

Since the adoption of the Development Plan, the *Planning Design Standards for Apartments Guidelines for Planning Authorities* (July 2025) have been published. It is noted that the minimum communal open space standards set out in the Guidelines are generally aligned with those in the Development Plan, with the key difference relating to the minimum communal open space requirement for 3 bed units. The Guidelines, in prescribing the requirement for 3 bed units, differentiate between 3 bed (4 person) and 3 bed (5 person) units, with a minimum communal open space provision of 7 sq m prescribed for 3 bed (4 person) units and 9 sq m prescribed for 3 bed (5 person) units (Table 6.6). However there are no 3 No. bedroom units proposed in the subject amendment application (With 112 No. permitted 3 No. bedroom apartments and duplex apartments in the wider scheme as well as 3 No. bedroom houses).

Type / No. of Bedrooms	Minimum Communal Open Space (Per Unit)
Studio	4 sq m
1 Bed	5 sq m
2 Bed (3 Person)	6 sq m
2 Bed (4 Person)	7 sq m
3 Bed (4 Person)	7 sq m
3 Bed (5 Person)	9 sq m

Table 5.4: Minimum Communal Open Space Standards for Apartment Developments

(Source: *Planning Design Standards for Apartments Guidelines for Planning Authorities*)

Comprising 31 No. apartments (5 No. 1 bed units, 4 No. 2 bed (3 person) units and 22 No. 2 bed (4 person) units a minimum of 203 sq m of communal open space is required to be provided as part of the proposed development. To meet (and exceed) this requirement, a total of 353 sq m of communal open space is proposed to the south-east of the apartment building.



Figure 5.4: Extract Location of Proposed Communal Open Space South of the Apartment Block

Source: MCORM Drawing No. PL 103.1 entitled Site Layout Plan 2

6.0 CONCLUSION

We trust you will find this application in order. Please do not hesitate to contact the undersigned should you require any further information or clarification on the proposal.

Signed:

Patricia Thornton

Patricia Thornton
Director
Thornton O'Connor Town Planning

