

**Planning Report and Statement of
Consistency with Planning Policy**



**Winterwood
Carpenterstown Road
Dublin 15**

**Application for
amendments to a Large-
scale Residential
Development (LRD)**

Prepared for

**Winterwood
Developments Limited**

September 2026

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1. Introduction

This Report accompanies a Large-Scale Residential Development (LRD) application made on behalf of Winterwood Developments Limited on Winterwood, Carpenterstown Road, Dublin 15.

The planning application seeks permission for minor modifications to the approved development comprising amendments the design of the permitted 30 no. houses (4 no. house types) to provide for:

- 1) The replacement of 16 no. permitted 3 storey, 4 bedroom dwellings with 16 no. 3 storey, 5 bedroom dwellings
- 2) The replacement of 6 no. permitted 2 storey, 2 bedroom terraced dwellings with 6 no. 2 storey with attic, 3 bedroom dwellings
- 3) The replacement of 4 no. permitted 2 storey, 3 bedroom end of terrace dwellings with 6 no. 2 storey with attic, 4 bedroom dwellings; and
- 4) The replacement of 4 no. permitted 2 storey, 3 bedroom detached dwellings with 4 no 2 storey with attic, 4 bedroom dwellings

The approved development, as granted permission by An Coimisiún Pleanála (Reference ACP-322813-25), provides for 175 residential units – 145 no. apartments and 30 no. houses.

The proposed amendments will not result in any change to the total number of units to be provided on site as approved by An Coimisiún Pleanála under the LRD process and the overall road layout and services will remain as per the parent permission.

1.1 Legislative Context

The application is made subsequent to the declaration by Fingal County Council under Section 247(7) of the Planning and Development Act, 2000 (as amended) that in respect of the proposal, no further consultations are required allowing the applicant to proceed to Stage 4 of the LRD process (submission of an LRD application), i.e. there is no requirement for an LRD Meeting with the Planning Authority or for the forming and issuing of an LRD Opinion by the Planning Authority.

The Planning and Development (Amendment) (Large-scale Residential Development) Act 2021 (LRD Act, 2021) provides for the making of Large-scale Residential Development applications to the Planning Authority.

Section 247 of the Planning and Development Act, 2000, (as amended) requires that, where a proposed development meets the definition of LRD, the applicant must engage in pre-planning consultation with the Planning Authority (Stage 1 of the LRD process). Stages 2 and 3 of the LRD process involve an LRD Meeting with the Planning Authority and the forming and issuing of an Opinion by the Planning Authority, unless the Planning Authority make a determination that no further consultations in relation to the proposed development are required, and allow the

applicant to proceed to Stage 4 of the LRD process (submission of an LRD application), subject to the following:

“Where a planning authority receives a request under this section in relation to a proposed development in respect of a part of which (referred to in this section as the “permitted development”) permission has already been granted under section 9 of the Planning and Development (Housing) and Residential Tenancies Act 2016 or on foot of an application in accordance with section 32A, and the planning authority is satisfied, having compared the proposed development to the permitted development, that—

- *the proposed development is substantially the same as the permitted development, and*
- *the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated, the planning authority may determine, notwithstanding subsection (1A), that no consultation is required under this section in relation to the proposed development and may provide a confirmation in writing to the person who made the request to that effect.”*

1.2 Pre-application Consultations

In accordance with Section 247 of the Planning and Development Act, 2000 (as amended), a pre-application submission for the proposed amendments was submitted to the Planning Authority for its consideration on 6 August 2026.

On 12 August 2026, Fingal County Council advised that the proposed development is substantially the same as the permitted development; that the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated and made a determination under Section 247(7) of the Planning and Development Act, 2000 (as amended) that no further consultation is required in relation to the proposed development. A copy of this declaration is enclosed at Appendix A of this report.

1.3 Supplementary LRD Information

As set out in the LRD supplementary application form, as the subject application is for modifications to the permitted SHD permission and relates only to amendments to the basement and ground floors of one of the approved buildings, Building A, it is considered that it is not necessary to submit the level of detail that would be required for a standard LRD application. Accordingly, all relevant planning matters are sought to be addressed in this report and in the architectural drawings and documents submitted with this application.

To assist in the consideration of the amendments proposed, a website – www.winterwoodlrldhouseamendment.ie – has been set up that includes all documentation submitted as part of the application.

2. Site Location and Description

The subject site with an overall area of c. 1.87 hectares is located on the southern side of Carpenterstown Road in the townland of Diswellstown, approximately 300 metres due north-west of the M50. The site comprises a relatively large, detached dwelling, known as Winterwood, and associated outbuildings.

The site is bounded to the east by the residential development of Balroy Hall; to the south by Hamilton Park, a housing estate; to the west by Burnell Park, a housing estate, to the north by Carpenterstown Road and beyond that, the housing estates of Carpenterstown Manor, Park Manor and Bramley Avenue / Bramley Court.

3. Relevant Planning History

3.1 An Coimisiún Pleanála Reference ACP-322813-25; Fingal County Council Reference LRD0056/S3E

On 19 September 2025 An Coimisiún Pleanála granted planning permission for a residential development on the subject site under the Large-scale Residential Development provisions.

Consequential to materials submitted with the application and the response to the request for further information and the conditions attached the planning permission, the total number of residential units granted is:

Type	1 bed	2 bed	3 bed	4 bed	Total
Houses					
Type A				16	16
Type B		6			6
Type C			4		4
Type D			4		4
Sub Total		6	8	16	30
Apartments					
1 bedroom	71				71
2 bedroom		74			74
Sub Total	71	74			145
Total	71	80	8	16	175



Figure 1: Approved Site Layout as amended by the response to the request for further information (Source: JFA Architects)

4. Description of the Proposed Amendments to the Planning Permission

The proposed amendments to the dwellinghouses granted permission (as amended by further information) comprise:

4.1 House Type A

Amendment of 16 no. 3 storey, 4 bedroom dwellings - houses 1 to 16 – to 3 storey, 5 bedroom dwellings.



The proposed House Type A incorporates:

- a part single/part two storey extension to the rear to provide additional floor area to the kitchen / dining / living area at ground floor
- an additional bedroom at first floor together with increased floor areas of the approved bedrooms at this level and
- a storage room within the attic facilitated by an extended roof to the rear.

The overall floor area of the house type is increased from 146.7 sq. m. as approved to 178 sq. m.

(See drawing 6330-PL3-A-P001)

4.2 House Type B

Amendment of 6 no. 2 storey, 2 bedroom terraced dwellings - houses 18-20 and 25-27 - to 2 storey with attic, 3 bedroom dwellings.



The proposed House Type B incorporates:

- An increased internal width of 1,050 mm
- A steeper pitch roof to that approved – 40° as opposed to 31° - which results in a higher ridge height by c 1,270 mm
- Conversion of the attic space to provide a third bedroom, ensuite bathroom and store and
- The introduction of roof lights on the front and rear elevations.

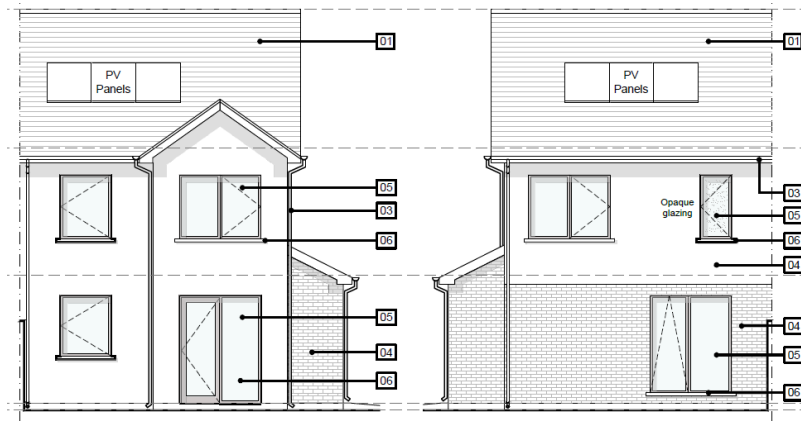
The overall floor area of the house type is increased from 85.4 sq. m. as approved to 141 sq. m.

(See drawing 6330-PL3-B-P001)

4.3 House Type C

Amendment of 4 no. 2 storey, 3 bedroom end of terrace dwellings - houses 17, 21, 24 and 28 – to 2 storey with attic, 4 bedroom dwellings

Approved House Type C



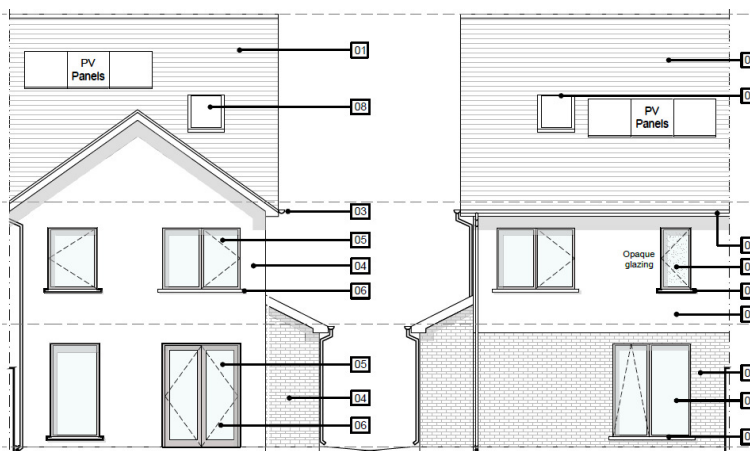
Side Elevation

Side Elevation



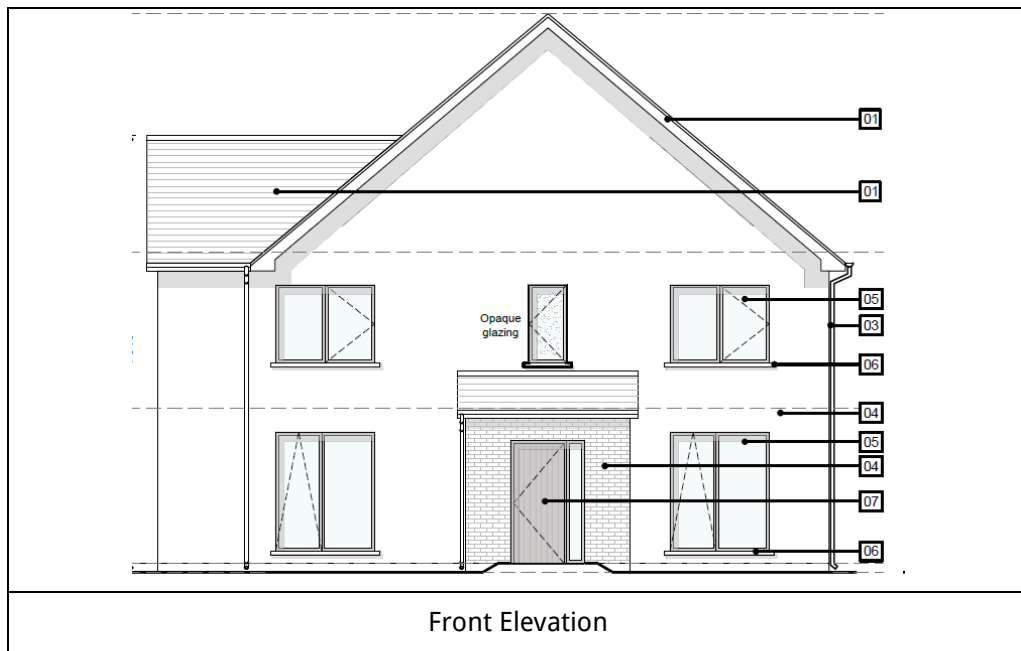
Front Elevation

Proposed House Type C



Side Elevation

Side Elevation



The proposed House Type C incorporates:

- a two storey extension to the rear to provide additional floor area to the kitchen / dining / living area at ground floor and larger bedrooms on the first floor
- A steeper pitch roof to that approved – 40° as opposed to 31° - which results in a higher ridge height by c 1,270 mm
- Conversion of the attic space to provide a third bedroom and ensuite bathroom, and
- The introduction of a roof light on the front and rear elevations

The overall floor area of the house type is increased from 112.3 sq. m. as approved to 161.7 sq. m.

(See drawing 6330-PL3-C-P001)

4.4 House Type D

Amendment of 4 no. 2 storey, 3 bedroom detached dwellings - houses 22, 23, 29 and 30 – to 2 storey with attic, 4 bedroom dwellings

Approved House Type D



Front Elevation

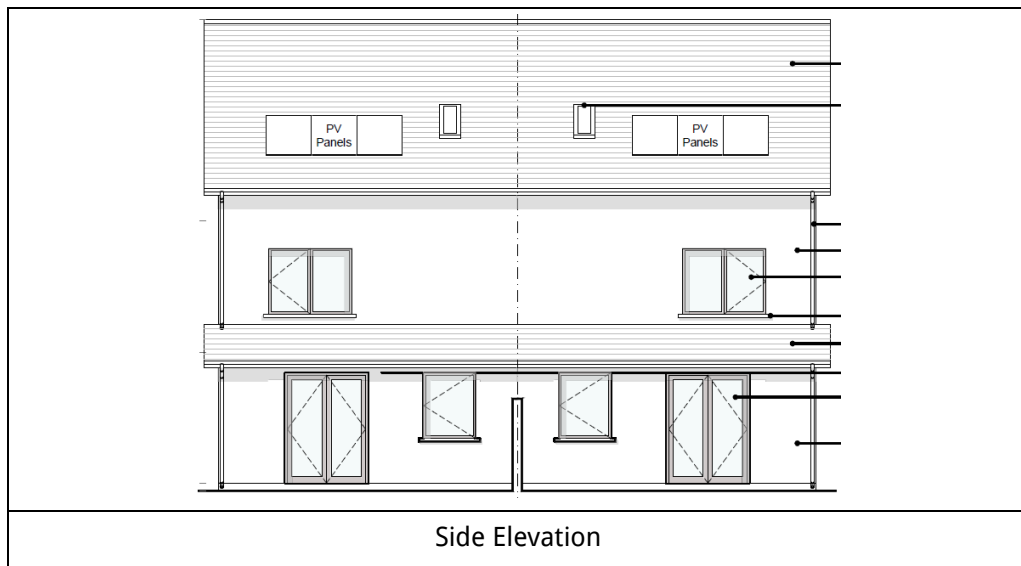


Side Elevation

Proposed House Type D



Front Elevation



The proposed House Type D incorporates:

- a single storey extension to the rear to provide additional floor area to the kitchen / dining / living area at ground floor
- A steeper pitch roof to that approved – 37° as opposed to 34° - which results in a higher ridge height by c 1,270 mm
- Conversion of the attic space to provide a third bedroom, ensuite bathroom and store, and
- The introduction of a roof light on the front and rear elevations

The overall floor area of the house type is increased from 102.4 sq. m. as approved to 152.2 sq. m.

(See drawing 6330-PL3-D-P001)

4.5 Housing Mix

The approved development comprises 175 no. dwellings, with a mix of 71 no. (40%) 1-bed units, 80 no.(46%) 2-bed units, 8 no. (5%) 3-bed units and 16 no. (9%) 4-bed units.

In respect of the 30 no. houses approved, 6 no. (20%) are two bed, 8 no. (27%) are 3 bed, and 16 no. (53%) are 4 bed.

Consequent to the proposed amendments, the mix of residential units will be as follows:

Type	1 bed	2 bed	3 bed	4 bed	5 bed	Total
Houses						
Type A					16	16
Type B			6			6
Type C				4		4
Type D				4		5
Sub Total			6	8	16	30
Apartments						
1 bedroom	71					71
2 bedroom		74				74
Sub Total	71	74				145
Total	71	80	8	16		175

Houses Mix							
	Unit Type	1 bed	2 bed	3 bed	4 bed	5 bed	Total
As approved	Total	-	6	8	16	-	30
	% of Total	-	c. 20%	c. 27%	c. 53%	-	100%
As proposed	Total	-	-	6	8	16	30
	% of Total	-	-	c. 20%	c. 27%	c. 53%	100%

Overall Mix							
	Unit Type	1 bed	2 bed	3 bed	4 bed	5 bed	Total
As approved	Total	71	80	8	16	-	175
	% of Total	c. 40%	c. 46%	c. 5%	c. 9%	-	100%
As proposed	Total	71	74	6	8	16	30
	% of Total	c. 40%	c. 43%	c. 3.5%	c. 4.5%	c. 9%	100%

It is submitted that notwithstanding the change in the mix of house types consequent to the proposed amendments, the resulting development will nonetheless be in accordance with Objectives CSO17 and SPQHO11 of the County Development Plan in that the mix of house types is appropriate, and Section 14.6.2 (development management standards) in that a balanced range of dwelling types and sizes which support a variety of households are provided.

4.6 Private Open Space

Consequent to the proposed amendments to the design of the house types, the approved private open space for the dwellings is also amended.

House Type	No.	Approved		Proposed		Compact Settlements Guidelines Minimum Private Garden (sq. m.)
		Bedrooms	Garden (sq. m.)	Bedrooms	Garden (sq. m.)	
A	1	4	73.5	5	73	50
	2	4	57.3	5	57	50
	3	4	58.7	5	58	50
	4	4	60.6	5	60	50
	5	4	52.5	5	52	50
	6	4	54.2	5	54	50
	7	4	55.9	5	56	50
	8	4	57.5	5	57	50
	9	4	59.1	5	59	50
	10	4	60.7	5	60	50
	11	4	62.3	5	62	50
	12	4	63.9	5	64	50
	13	4	65.5	5	65	50
	14	4	67.1	5	67	50
	15	4	68.7	5	68	50
	16	4	229.2	5	229	50
B	18	2	40.2	3	48.0	40
	19	2	40.2	3	48.0	40
	20	2	40.2	3	48.0	40
	25	2	40.2	3	48.0	40
	26	2	40.2	3	48.0	40
	27	2	40.2	3	48.0	40
C	17	3	68.9	4	62.6	50
	21	3	69.9	4	63.6	50
	24	3	68.9	4	62.6	50
	28	3	69.9	4	63.6	50
D	22	3	61.3	4	55.9	50
	23	3	61.3	4	55.9	50
	29	3	61.3	4	55.9	50
	30	3	61.3	4	55.9	50

As noted above, all houses meet and exceed the relevant minimum private garden requirement in SPPR 2 of the Sustainable Residential Development and Compact Settlements - Guidelines for Planning Authorities.

4.7 Car Parking

The car parking for the houses remain as approved under Reference ACP-322813-25. No amendments are proposed to car parking provision,

4.8 Childcare Facilities

The proposed amendments will not result in any change to the total number of residential units to be provided on the site.

1 no. childcare facility of c. 158 sq. m. has been approved. The area of the facility was calculated on the basis that a total of 104 no. units have the potential to require childcare:

- 104 no units (50% of 2-bedroom units and 3+ bedroom units) with potential to require childcare
- 20 childcare places required for every 75 units = $104/75 \times 20 = 28$ spaces are required to address the requirements of the proposed development.

As the proposed amendments do not result in any change to the total number of units to be provided on site, the approved childcare facility will meet the childcare needs of the development.

5. Consistency with the Fingal County Development Plan 2023-2029

The parent permission was found to be compliant with the Fingal County Development Plan and was approved by Fingal County Council and An Coimisiún Pleanála.

The following provides an assessment of the consistency of the proposed amendment with relevant aspects of the Fingal County Development Plan, i.e. the land use zoning objective and relevant development management standards, as other policies and objectives are not relevant to this application for amendments.

5.1 Land Use Zoning

The relevant Development Plan is the Fingal County Development Plan 2023-2029.

The subject site is zoned Objective 'RS': "To protect and/or improve residential amenity".



Figure 2: Land Use Zoning
(Source: FCC County Development Plan 2023-2029)

The LRD application was granted by the County Council and An Coimisiún Pleanála and this application, which seeks to amend the designs of the approved house types is therefore in accordance with the zoning objective in the County Development Plan.

No other changes to the approved development will be sought as part of this application.

5.2 Development Management Criteria

In respect of development management criteria, the Statement of Consistency submitted with the LRD application sets out that the proposed development is in accordance with the County Development Plan and this was accepted by both Fingal County Council and An Coimisiún Pleanála.

The development as approved that is not materially altered by the proposed development was found to be in accordance with the proper planning and sustainable development of the area as it would:

- not materially contravene a zoning objective or other objective of the Development Plan
- not seriously injure the residential or visual amenities of the area or of property in the vicinity or interfere with views to be preserved in the development plan

- be acceptable in terms of urban design, impact on archaeology
- be acceptable in terms of traffic and pedestrian safety and convenience and flood risk

6. Appropriate Assessment

An Appropriate Assessment Screening Report prepared by Altemar was submitted with the LRD application.

These conclusions of the Assessment were accepted by the County Council and An Coimisiún Pleanála. As this application relates to amendments to design of 30 no. of the approved house types, it is considered that the conclusions of the Screening Report are not be affected by the proposed amendments.

7. Conclusion

This report has been prepared to accompany a request for proposed amendments to the Large-scale Residential Development on the lands permitted under Register Reference ACP-322813-25.

As set out in this report, and demonstrated by the accompanying drawings, it is considered that the proposed amendments are minor in nature and are in keeping with the previously approved development.

The proposed amendments are substantially the same as the permitted development, and their nature, scale and effect do not introduce new or additional planning or environmental considerations other than those already assessed under the parent permission.

The overall permitted overall layout remains as per the parent permission including road layout and services.

In conclusion, it is submitted that the proposed amendments are not material and are consistent with the proper planning and sustainable development of the area and on this basis permission for the proposed development should be granted.

Appendix A

Fingal County Council Section 247(7) Determination

Re: Proposed amendments to a Large-scale Residential Development ACP-322813-25 / LRD0056/S3E at 'Winterwood', Carpenterstown Road, Dublin 15

Dear Mr McGrandles,

I have reviewed your correspondence dated the 5th of August 2026 which relates to a request for a determination under S. 247 (7) of the Planning and Development Act 2000 (as amended).

Permission was granted by An Coimisiún Pleanála on the 19th of September 2025 for a Large-scale Residential Development comprising the construction of 175 residential units and a childcare facility with all associated site works.

I note that the proposal to amend the Large-scale Residential Development comprises amendments to the permitted house types of 30 no. dwellings (4 no. house types) as follows:

- House Type A - Amendment of 16 no. 3 storey, 4 bedroom dwellings - houses 1 to 16 – to 3 storey, 5 bedroom dwellings.
- House Type B - Amendment of 6 no. 2 storey, 2 bedroom terraced dwellings - houses 18-20 and 25-27 – to 2 storey with attic, 3 bedroom dwellings.
- House Type C - Amendment of 4 no. 2 storey, 3 bedroom end of terrace dwellings - houses 17, 21, 24 and 28 – to 2 storey with attic, 4 bedroom dwellings
- House Type D - Amendment of 4 no. 2 storey, 3 bedroom detached dwellings - houses 22, 23, 29 and 30 – to 2 storey with attic, 4 bedroom dwellings

It is noted that the proposed amendment will not result in any change to the number of units to be provided on site as approved by An Coimisiún Pleanála.

I have reviewed the permitted and proposed development and confirm, in accordance with the provisions of S.247 (7) (a) and (b) of the Act that the proposed development is substantially the same as the permitted development, and the nature, scale and effect of any alterations to the permitted development are not such that require the consultation process to be repeated.

The Planning Authority has determined that no pre-planning consultation is required under this section regarding the proposed development. You are advised to submit a copy of this determination letter with any relevant planning application.

Regards,

Sean Walsh
Senior Planner