

MCMORROW PROPERTIES
30 years experience

SITE FOR SALE



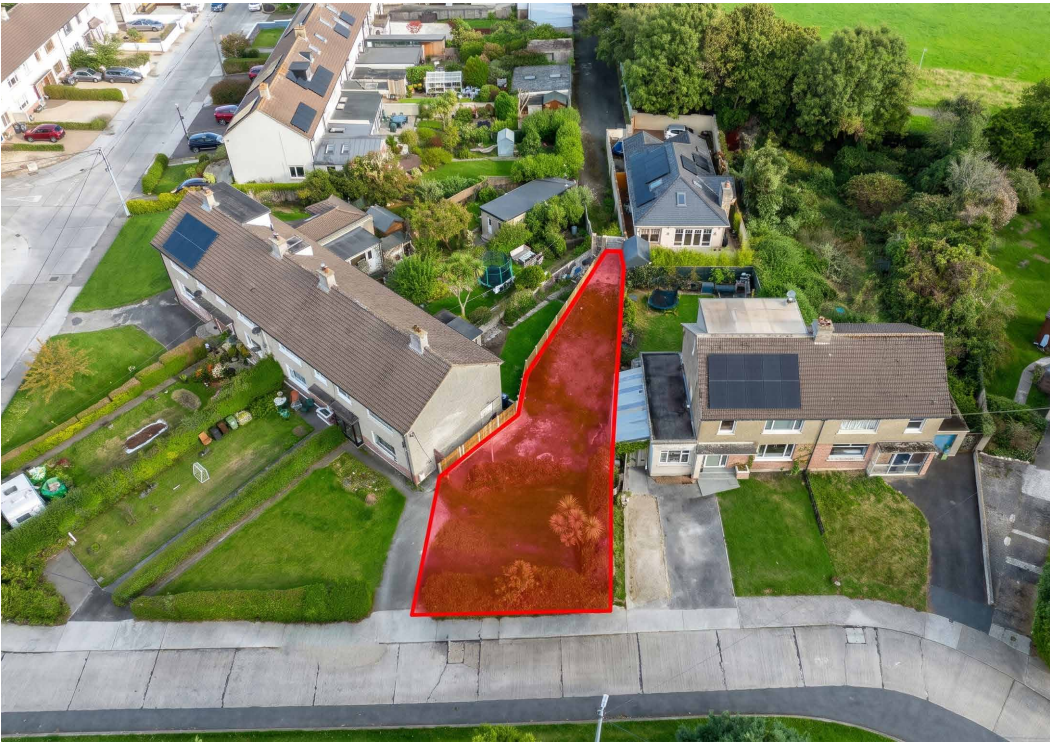
52A, Dale Road,
Stillorgan,
County Dublin

For Sale by Private Treaty

Planning Ref. D23A/O389 · ABP-318762-23

At a Glance

A rare opportunity to acquire a serviced infill site on one of Stillorgan’s most sought-after residential roads, with full planning permission for a detached two-storey family home. Permission was granted by Dún Laoghaire–Rathdown County Council and upheld by An Bord Pleanála on appeal in June 2024.



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About the Site

A ready-to-build infill site in the heart of Stillorgan

McMorrow Properties is delighted to bring to the market this exceptional side-garden site at 52 Dale Road, Stillorgan.

The site benefits from full planning permission for a new detached two-storey family home, immediate possibility and permission to build into the attic for extra space when required, complete with its own driveway and connection to existing services. Permission was granted by Dún Laoghaire–Rathdown County Council on 1 December 2023 under Ref. D23A/O389. Following a third-party appeal, An Bord Pleanála confirmed the grant on 20 June 2024 (ABP-318762-23). Purchasers can proceed with confidence that the planning process has run its full course.

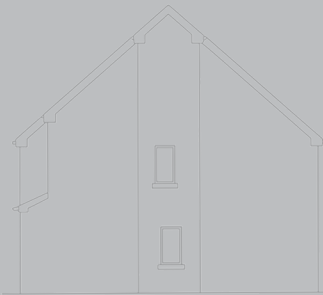
The site extends to approximately c. 0.064 acres and sits within a mature, fully serviced residential setting zoned Objective 'A' under the Dún Laoghaire–Rathdown County Development Plan 2022–2028.

The approved design provides c. 90.5 sq.m of family accommodation over two floors with immediate possibility and permission to build into the attic for extra space when required.

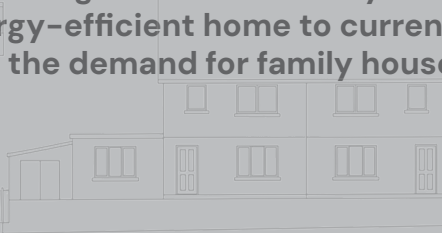
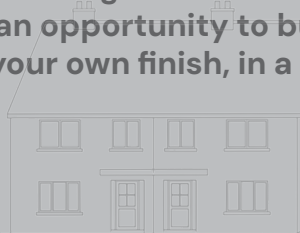
Sites with planning in established south Dublin neighbourhoods rarely come to the market. This is an opportunity to build a new, energy-efficient home to current NZEB standards and your own finish, in a location where the demand for family houses is consistently strong.



FRONT ELEVATION



SIDE ELEVATION

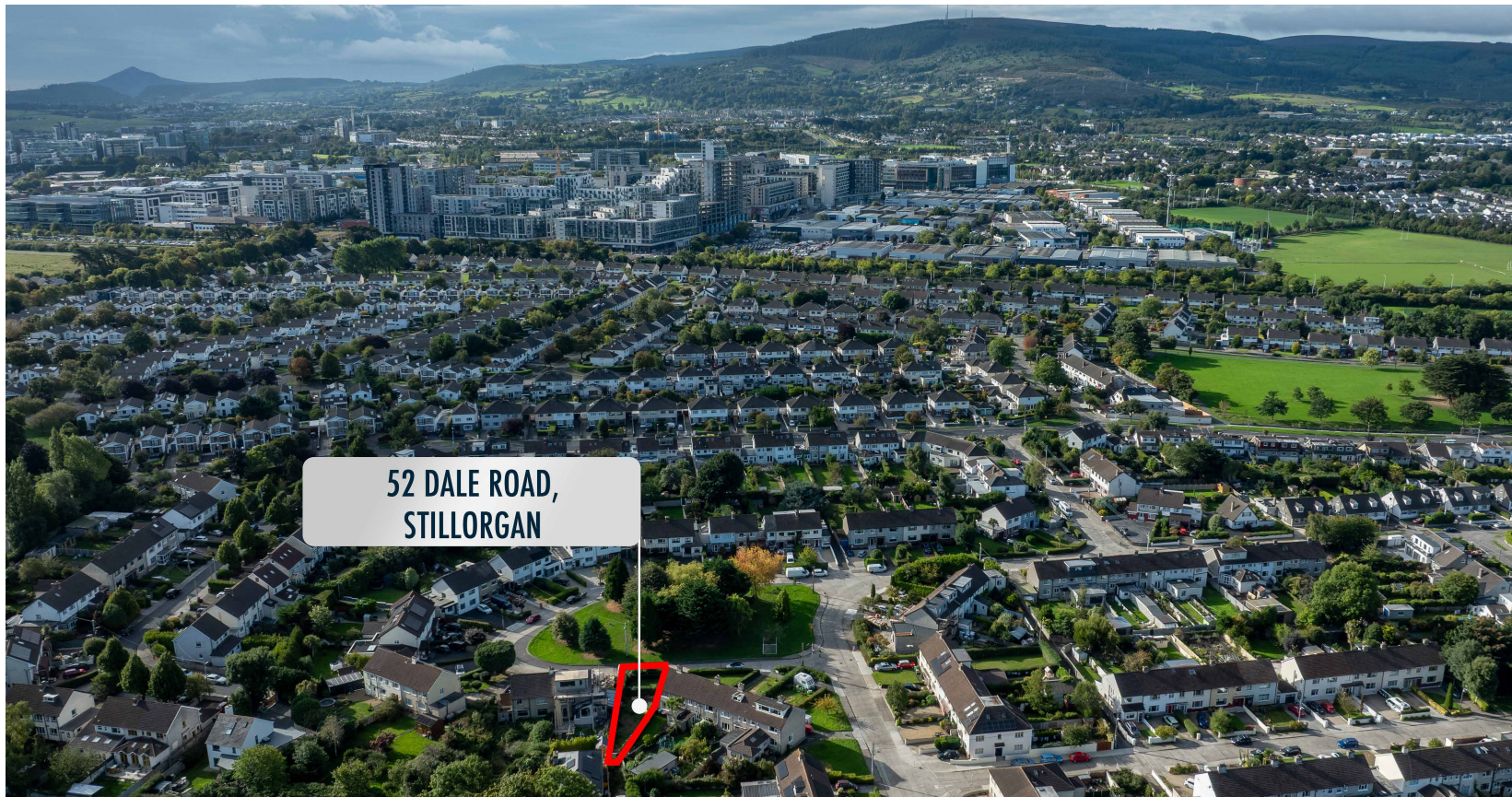


The Location

Dale Road is a quiet, established residential enclave between the Upper and Lower Kilmacud Roads, within easy walking distance of Stillorgan Village and a short drive from Sandyford and Dundrum Town Centre.

Everyday conveniences are close at hand, with local shops, a pharmacy, cafés including Two Mugs Coffee and Bread 41, and O'Dwyer's pub and restaurant nearby. Kilmacud Crokes GAA Club, Clonmore Park and Deerpark offer a wide range of sport and green space.

The area is well served by schools, including Mount Anville, Our Lady's Grove, St. Laurence's N.S. and Taney N.S. Commuters are spoilt for choice, with the Luas Green Line, N11 bus corridor and M50 all within easy reach.



c. 90.5 sq.m

Approved floor area
(974 sq.ft)

3 Bed

3 bedrooms + boxroom,
2 bathrooms + guest WC,
permission to build into
the attic

2024

Example T Permission
upheld by An Bord
Pleanála itle Here



Luas Green Line



Top Schools



Parks & Sport



M50 & N11

- **Stillorgan Village – c. 15 min walk**
- **Stillorgan Luas stop – c. 10-15 min walk**
- **Dundrum Town Centre – c. 30 min walk**
- **UCD Belfield – c. 8-10 min drive**
- **Dublin city centre – c. 25 min drive**



Who is it for?

This site will appeal to self-builders looking to create a bespoke home in a prime south Dublin location, to downsizers or families already rooted in Stillorgan, and to builders and developers seeking a straightforward, ready-to-go project.

01.

The Opportunity

1.1 Ready to build · Planning granted · Services on site

With planning permission secured and the appeal process complete, the hard work has been done. A purchaser can move straight to detailed design, tendering and compliance, saving the time, cost and uncertainty of a new application.

This site will appeal to self-builders looking to create a bespoke home in a prime south Dublin location, to downsizers or families already rooted in Stillorgan, and to builders and developers seeking a straightforward, ready-to-go project.



Planning Permission

A thoroughly tested permission

- Permission is granted for a new detached two-storey house, together with a new driveway, connection to existing services and all associated site works. The Council found the proposal consistent with the Objective 'A' residential zoning and that it would not detract from the amenities of the area.
- The design was refined through a Further Information stage. The final scheme includes detailed boundary treatments to all four sides, shadow studies in line with BRE guidelines, and a sustainable drainage design using raised rain-water planters with permeable driveway surfacing.
- The decision was then reviewed in full by An Bord Pleanála, which granted permission with revised conditions on 20 June 2024.

Planning reference: [D23A/O389](#)

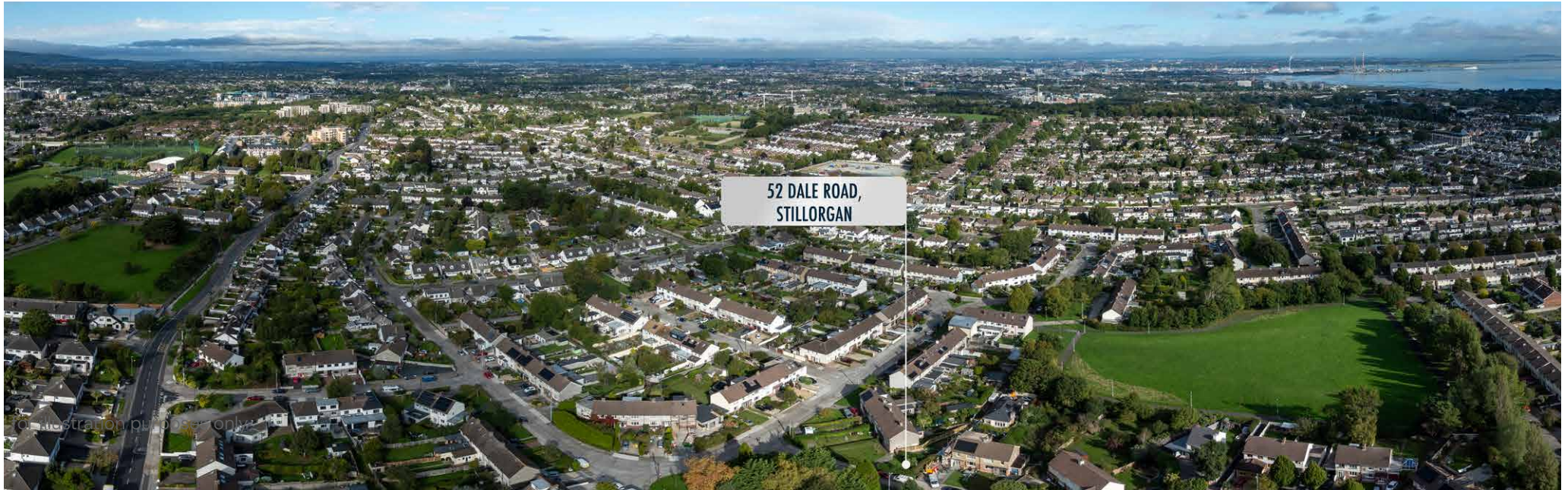
Drawing General: [231110080906-1089.pdf](#), [231110080906-1090.pdf](#),
[231110080906-1091.pdf](#), [231110080906-1092.pdf](#)

Plands, Sections, Elevations: [231110080906-1093.pdf](#)

Board Pleanala Decisions: [D23A0389_ABP_decision.pdf](#)

Planning references: DLRCC D23A/O389 · ABP-318762-23 · Agent: Deane Turner Associates. Full planning documents can be viewed on the [DLRCC planning portal](#) and the [An Bord Pleanála case page](#).





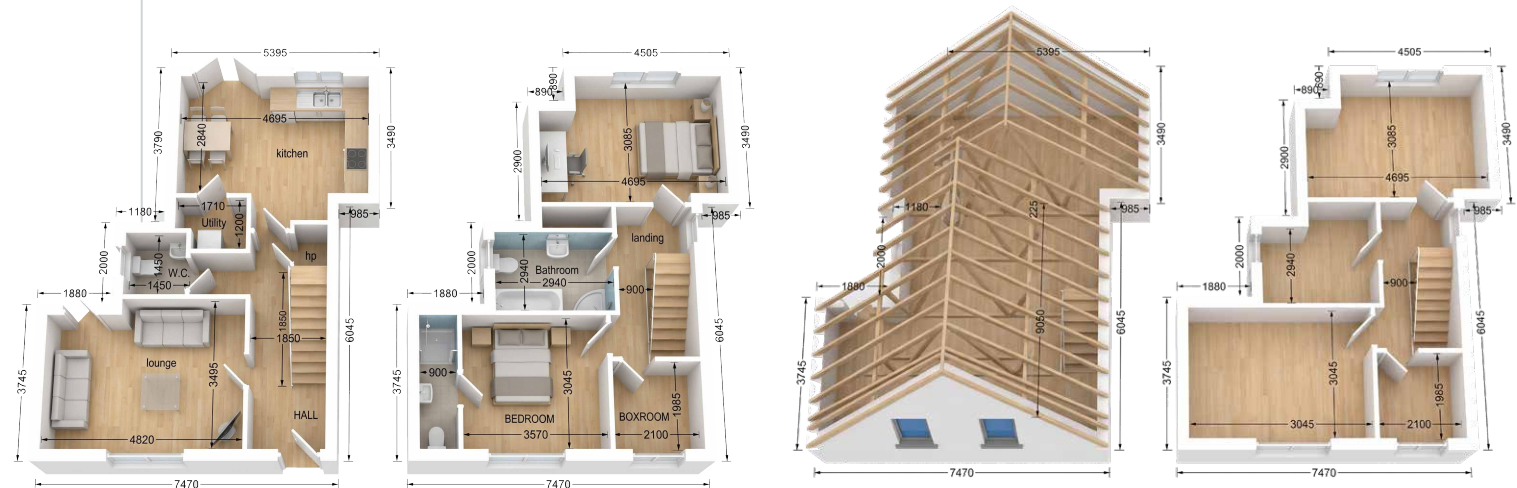
1.2 The Proposed Home

The approved design provides a detached two-storey home, 3-bed (2 + boxroom), c. 90.5 sq.m / 974 sq.ft, permission to build into the attic, set back behind its own driveway.

On the ground floor, entrance, lounge, kitchen / dining, utility, WC.

Upstairs, three bedrooms are arranged around a central landing, including a principal bedroom with en-suite and a family bathroom. Careful placement of glazing protects privacy for both the new home and its neighbours.

Immediate possibility and permission to build into the attic for extra space when required.



A blank canvas to finish your way.

Buying a site with planning lets you choose every finish, from the kitchen and flooring to the heating system and glazing.

A new build to current Building Regulations offers the comfort, low running costs and energy performance that older homes struggle to match.

Accommodation schedule

Level	Room	Dimensions (m)	Area (sq.m)
Ground	Entrance hall (incl. stairs & hot press)	1.85 wide	c. 9.8*
Ground	Lounge	4.82 x 3.50	16.8
Ground	Kitchen / dining	4.70 x 3.49	16.4
Ground	Utility	1.71 x 1.20	2.1
Ground	WC	1.45 x 1.45	2.1
First	Bedroom 1 (rear, with study area)	4.70 x 3.09	14.5
First	Bedroom 2 (front)	3.57 x 3.05	10.9
First	En-suite (to Bedroom 2)	c. 0.90 wide	n/d
First	Boxroom	2.10 x 1.99	4.2
First	Family bathroom	2.94 x 1.90	5.6
TOTAL	Ground 47.2 + First 43.3		90.5

Immediate possibility and permission to build into the attic for extra space when required.

*Hall not dimensioned on the drawing; area is the ground-floor total less the other rooms. En-suite, landing and wardrobes not dimensioned (c. 8.2 sq.m combined). Kitchen length taken from the 3,490mm dimension.

Planning reference: [D23A/O389](#)

Drawing General: [231110080906-1089.pdf](#), [231110080906-1090.pdf](#),
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Conditions & Contributions

03.

Key Conditions & Contributions

The permission is subject to standard conditions for a single infill dwelling. Buyers should review the full grant with their legal and technical advisors. Key points include:

- Build in line with the plans as amended by Further Information of 7 November 2023
- Fixed obscure glazing to the first-floor east window and to the west-facing landing, bathroom and en-suite windows
- Widened vehicular entrance of max. 3.5m, with the footpath and verge dished at the applicant's cost
- Permeable driveway and hardstanding surfaces in line with SuDS guidance
- All surface water managed on site via raised rainwater planters and infiltration, with no discharge to the public sewer
- Development contributions payable before commencement

Contribution (DLRCC Scheme 2023–2028)	Amount
Surface Water Infrastructure	€130.83
Transport Infrastructure	€1,962.53
Community & Parks Facilities & Recreational Amenities	€10,990.14
Total (at 2023 rates)	€13,083.50



Contributions are index-linked from 1 January 2025 in line with the SCSl Tender Price Index and are payable at the rate applying in the year of commencement. Water and wastewater connections are arranged separately with Uisce Éireann.

Sale Details & Contact

Sale Details & Contact Information

Address	Site at 52 Dale Road, Stillorgan, Co. Dublin A94 YT97
Method of sale	Private Treaty
Guide price	€345,000, 3 bedroom detached house, with permission to build into the attic when required.
Title	SITE FOR SALE: 52A, Dale Road, Stillorgan County Dublin
Site area	c. 0.064 acres
Approved house	Detached two-storey, 3-bed (2 + boxroom), c. 90.5 sq.m / 974 sq.ft, permission to build into the attic when required.
Planning	DLRCC D23A/0389 · ABP-318762-23
Zoning	Objective 'A' – residential
Services	Mains services available for connection
BER	Exempt (site)



Contact

Address :

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PSRA No: 001992

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