



An  
Coimisiún  
Pleanála

**Direction**  
**CD-020287-25**  
**ABP-313145-22**

The submissions on this file and the Inspector's report were considered at a meeting held on 21/07/2025.

The Commission decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

**Planning**

**Commissioner:** *Eamonn James Kelly* **Date:** 22/07/2025

Eamonn James Kelly

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

It is considered that the Environmental Impact Assessment Report, together with the documentation submitted with the application, does not identify or describe adequately the direct, indirect, secondary and cumulative effects of the proposed development on the environment, in particular the proposed works to the Boherboy

Road, towards the junction with the N81, the extent of hedgerow removal along the Boherboy Road and the associated environmental impacts. The Board is not satisfied that the information contained in the Environmental Impact Assessment Report complies with the provisions of EU Directive 2014/52/EU amending Directive 2011/92/EU, particularly with regard to biodiversity, noise, material assets: transportation, landscape and cumulative impacts.

### **Note**

The Commission noted the totality of information on the file and considered that the majority of residential units proposed appeared to exceed the minimum floor area standard of 10% in conformance with the requirements of the Sustainable Urban Housing: Design Standards for New Apartments, 2022 and the South Dublin County Development Plan, 2022 – 2028. Given the substantive reason for refusal, the Board decided not to pursue the matter further at this time.