

An  
Coimisiún  
Pleanála

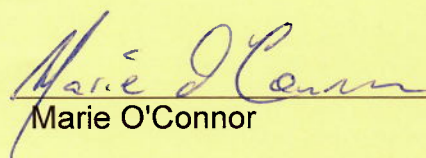
**Direction**  
**CD-020571-25**  
**ABP-313777-22**

The submissions on this file and the Inspector's report were considered at a meeting held on 01/09/2025.

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

### **Planning**

**Commissioner:**

  
Marie O'Connor

**Date:** 01/09/2025

### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Policy GI5 Objective 4 and Section 12.4.2 of the South Dublin County Development Plan 2022 - 2028 set out clear requirements for applications involving 2 or more residential units to include a Green Space Factor Worksheet to demonstrate compliance with scoring requirements in accordance with the 'South Dublin Green Space Factor Guidance Note'. The application did not include this information. It is considered that the proposed development would, therefore, materially contravene the Development Plan in relation to Green Space Factor requirements. This issue has not been addressed in the applicant's Material Contravention Statement (Appendix B addressing the Draft Policies of the Draft South Dublin County Development Plan 2022-2028) and, therefore, the application does not comply with

the requirements of section 8(1)(a)(iv)(II) of the Planning and Development (Housing) and Residential Tenancies Act 2016, as amended. The Commission, therefore, cannot invoke section 37(2)(b) of the Planning and Development Act 2000, as amended, and is precluded from granting permission.