

An  
Coimisiún  
Pleanála


**Direction**  
**CD-020376-25**  
**ABP-313814-22**

The submissions on this file and the Inspector's report were considered at a meeting held on 30/07/2025.

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

#### **Planning**

**Commissioner:**

  
Paul Caprani

**Date:** 30/07/2025

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

1. The Commission noted that a large portion of the subject site is currently undergoing construction of a residential development granted under a separate and subsequent Large Residential Development Application lodged with South Dublin County Council under Register Reference LRD 23A/0011 and appealed and subsequently granted by the Board under Register Reference ABP 319500-24. Aerial Photography together with the reporting inspectors site visit and associated photographs further confirmed that these residential dwellings granted permission are currently being constructed on site. A grant of planning permission under the current Strategic Housing Development application, in accordance with the plans and particulars

submitted would, result in alterations to the layout which would necessitate changes and demolition of dwellings in order to implement the development strictly in accordance with Strategic Housing Development Register Reference ABP313814-22. The demolition of such structures would be contrary to Policy E3 Objective 2 and 3 of the South Dublin County Council Development Plan 2022-2028 which seeks the prioritisation of retrofitting of buildings over demolition and reconstruction where possible, and requires all new development to be designed to take account of the impacts of climate change, and that energy efficiency, energy provision and renewable energy measures are incorporated in accordance with national building regulations and relevant policy and guidelines. It is further noted that due to the undertaking of building works on a large portion of the site, that the baseline environment as set out in the EIAR and the NIS is inaccurate and as such the EIAR and Appropriate Assessment undertaken and submitted with the documentation associated with the application is fundamentally flawed. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed two apartment blocks containing 58 units lack the requisite architectural variety in form layout and building height and external finishes in order to create an appropriate urban response to the site, particularly in the context of adjoining permitted residential development. The proposed development would result in a poor public realm and would therefore adversely impact on the visual and residential amenities of the area and would be contrary to the proper planning and sustainable development of the area.

The Commission noted the inspectors reasons for refusal, in deciding not to accept the reasons for refusal the Commission considered that:

In relation to the first reason for refusal cited by the inspector, the Commission considered that it was appropriate to include duplex type units for the purpose calculating Dual Aspect Ratios having regard to paragraph 3.16 of the Sustainable Urban Housing: Design Standards for New Apartments: Guidelines for Planning Authorities (July 2023). When considering both the apartment units in conjunction



with the duplex units proposed that the dual aspect ratio was considered appropriate and acceptable.

In relation to the second reason for refusal cited by the inspector, the Commission noted the reporting Planning Inspector's reference to the absence of any proposal contained within the application for the development/completion recreational parks as part of the overall applicants land holding which would materially contravene a number of specific policy objectives in the current County Development Plan. The Commission however noted the subsequent application made by the applicant under SD 23A/0136 consisting of 48 duplex/apartment units in 4 three storey buildings and the provision of c.1.74 hectares of second phase of Taobh Chnoic public park which related to the southern portion of the subject site. The Commission was therefore satisfied that recreational and amenity open space is being delivered as part of the overall development in the vicinity including the subject site.

In relation to the 3<sup>rd</sup> reason for refusal cited by the reporting inspector, it was noted that the original surface water drainage arrangements have been superseded by new surface water disposal drainage arrangements that were submitted as part of the subsequent Large Scale Residential Development grant planning under Register Reference ABP 319500-22-24 that were deemed to be acceptable to both South Dublin County Council and the Commission.