



An  
Bord  
Pleanála

**Board Direction**  
**BD-019423-25**  
**ABP-315672-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/04/2025.

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

**Reasons and Considerations**

1. The applicant has not adequately demonstrated that the proposed development is in compliance with the zoning objective 'To protect and provide for community uses and social infrastructure' and has not provided a masterplan as required for development within Z15 zoned lands. The assessment of the proposed development indicates that the existing community uses/social infrastructure within the Sybil Hill House site may not be protected/retained and may not provide for further community uses and social infrastructure as required under the zoning objective. The applicant has not demonstrated that the proposed development is not a material contravention of the Z15 zoning objective under the Dublin City Development Plan 2022-2028. The proposed development is therefore considered to be contrary to Section 14.7.14 of the Dublin City Development Plan 2022-2028 applicable to all developments on such lands and the Board was satisfied that there is no exceptional circumstance demonstrated for this development which is by its nature residential commercial and found that none of the provisions of section 37(2)(b )(i), (ii), (iii) or (iv) of the said Act apply in this case. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board did not agree with the inspectors recommended refusal reasons number 2, 3 or 4 as based on its own assessment, the Board was satisfied that it would be open to the Board to request further information or attach conditions to address these matters raised, however, having regard to the substantive reason for refusal (Board's reason number 1), the Board did not pursue the option of seeking further information.

**Board Member**

Patricia Calleary  
Patricia Calleary

**Date:** 09/04/2025