

An  
Coimisiún  
Pleanála

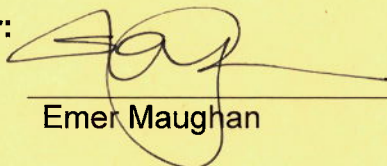
**Direction**  
**CD-021210-25**  
**ABP-321001-24**

The submissions on this file and the Inspector's report were considered at a meeting held on 07/11/2025.

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

#### **Planning**

**Commissioner:**

  
Emer Maughan

**Date:** 11/11/2025

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

##### **Reasons and Considerations**

It is considered that the development proposed to be retained and the proposed development would, by reason of its poor-quality design and configuration, result in a substandard form of development with inadequate residential amenity for occupants which would be contrary to the achievement of high-quality living accommodation. In particular, having regard to the poor internal layout, the extent of single aspect units and the inadequate provision of private amenity areas, the Commission is not satisfied that the seven number apartments to be retained would be in accordance with the policies and objectives of the South Dublin County Development Plan 2022-2028 insofar as it relates to residential accommodation and the standards set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for

Planning Authorities issued by the Department of Housing, Local Government and Heritage in December, 2022 (last updated 2023).

In addition, a number of elements of the proposed development such as elevational treatments, open space, landscaping, boundary treatments, segregation of private open space, SUDS/Green Infrastructure, car parking, bin/bike storage, roads and compliance with Part V of the Planning and Development Act, 2000, as amended, require resolution and given the cumulative shortcomings of the proposal, as submitted, and the subsequent failure of the applicant to address these issues as part of the appeal, it is considered that the development proposed to be retained and the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.