



An
Coimisiún
Pleanála

Direction
CD-020524-25
ABP-321497-24

The submissions on this file and the Inspector's report were considered at a meeting held on 22/08/2025.

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

Planning

Commissioner:

Date: 25/08/2025


MaryRose McGovern

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the South Dublin County Development Plan 2022 – 2028, in particular the LC (Local Centre) zoning of the subject site, which seeks to protect, improve and provide for the future development of Local Centres, and Section 5.2.1 of the plan (The Delivery of Sustainable Neighbourhoods "The Plan Approach") it is considered that the proposed development fails to demonstrate how the overarching principles for the achievement of successful and sustainable neighbourhoods, have been integrated as part of the design proposal. The proposed development would be contrary to Policy QDP1 Objective 4, Policy QDP1 Objective 5, Policy QDP7, and Policy QDP9 Objective 1 of the South Dublin County Development 2022 – 2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development by reason of its design, scale, bulk and overall height, would be out of character with the existing neighbourhood centre setting, would appear visually dominant when viewed from the surrounding area, and would fail to integrate with the existing environment, or make a positive contribution to the existing character of the area. The proposed development would conflict with Policy QDP3 Objective 1 and Policy QDP3 Objective 3 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Adequate car parking provision has not been provided within the curtilage of the site. It is considered that the lack of sufficient on-site car parking spaces to serve the proposed development and adjoining retail units, would be seriously deficient and inadequate to cater for the parking demand generated by the proposed development and existing units, and would therefore not be in accordance with Section 12.7.4 of the South Dublin County Development Plan, 2022-2028. As a consequence of these deficiencies in layout and space available within the curtilage of the site for necessary parking and servicing movements, it is considered that the proposed development would lead to conditions which would be prejudicial to public safety by reason of traffic hazard and safety. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission noted the definition of Use-Class “Aparthotel” in Appendix 6 of the South Dublin County Development Plan 2022 – 2028, being:

“A building or part thereof, containing a minimum of 8 self-serviced short term accommodation units that share a reception area and which is professionally managed in the same manner as a hotel, where accommodation is provided in the form of apartments or suites within a fully serviced building.”

The Commission considered that inadequate information was available regarding the management of the units proposed, the full suite of services to be provided

for users of the proposed short-term accommodation, and the relationship between the proposed development and the uses at ground floor and first floor levels. The Commission also noted that the site layout plan submitted included details of bin storage and bike storage at locations outside the red line boundary. Whilst, ordinarily, this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue these matters under the current appeal.