



**An  
Bord  
Pleanála**

**Board Direction  
BD-019930-25  
ABP-321989-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 12/06/2025.

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 proposed development site is in a location described as a 'Suburban/Urban Extension Area' in the Sustainable Residential Development and Compact Settlements (SRDCS) where densities of 40-80 dwellings per hectare are prescribed. The proposed development comprises of one house on a site area of 0.0889ha representing a density of just over 11 units per hectare. The proposed development would therefore represent underdevelopment of the site would be contrary to policies with respect to density provision in the SRCDS would be contrary to Policy QHSN6 Urban Consolidation Policy QHSNO4 Densification to Suburbs and Policy SC11 Compact Growth of the Dublin City Development Plan 2022-2028. The proposal would therefore represent an inefficient use of land in an area where there is a shortage of housing and would therefore be contrary to the proper planning and sustainable development of the area.
2. Having considered the planning history of the site, where it was a requirement under Planning permission reference 0194/98 (Condition 1 of that permission refers) that the house, based on a form of two semi-detached houses, would,

following its occupation by a religious group (or similar group) would be re-converted to use as two separate single family residences, and having regard to the information on file, the Board was not satisfied that there was sufficient justification put forward with the application or appeal for the departure from this requirement, notwithstanding the longstanding use of the property as one house.

**Board Member**

*Patricia Calleary*  
Patricia Calleary

**Date:** 12/06/2025