



An
Coimisiún
Pleanála

Direction
CD-020006-25
ABP-322002-25

The submissions on this file and the Inspector's report were considered at a meeting held on 20/06/2025.

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

Planning Commissioner:


Declan Moore

Date: 20/06/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the location of the proposed development on lands zoned as 'OS: Open Space' in the South Dublin County Development Plan, 2022-2028, with the stated land use zoning objective 'To preserve and provide for open space and recreational amenities', and to the nature of the development proposed, which will function in a capacity ancillary to the existing service station thereby operating as an extension of that premises, and noting that such use is 'Not Permitted' on lands zoned as 'OS: Open Space' by reference to Table 12.15 of the Plan, it is considered that the proposed development would contravene materially the said zoning objective and would be contrary to the proper planning and sustainable development of the area.

Note

The Commission noted that while the revised/amended layout submitted in the First Party Appeal had been reviewed by the Planning Authority and some limited feedback had been received, no formal assessment had been undertaken within the permitted timeframe for their response, nor had the revised (amended) plans been the subject of a new Notice that would have provided interested parties an opportunity to make submissions. Notwithstanding the foregoing, the Commission was satisfied that both the proposed development and the revised/amended development would contravene materially the OS zoning objective and would be contrary to the proper planning and sustainable development of the area.