



An
Coimisiún
Pleanála

Direction
CD-021727-26
ACP-323560-25

The submissions on this file and the Inspector's report were considered at a meeting held on 14/01/2026.

The Commission decided to refuse permission for the following reasons and considerations.

Planning

Commissioner:

Date: 15/01/2026



Emer Maughan

DRAFT WORDING FOR ORDER

Reasons and Considerations

The subject premises is located within ~~an~~ area zoned to provide for enterprise and employment related uses (Enterprise and Employment 'EE') in the South Dublin Development Plan 2022-2028 (the Development Plan), where Community Centres and Places of Worship are uses which are not normally permitted. Notwithstanding the fact that the subject premises includes a detached three-bay two-storey red brick building which is listed as a Protected Structure (RPS Ref: 020) in the Development Plan, the Commission is not satisfied, based on the information submitted at planning application and appeal stage, that a 'relaxation of site zoning restrictions' is

necessary or appropriate in this instance 'in order to secure the preservation and conservation of the protected structure', as provided for in Policy NCBH19 (Protected Structures) Objective 4 of the Development Plan, having regard to the nature and condition of the subject premises and the range of alternative uses which the Development Plan lists as either 'permitted in principle' or 'open for consideration' in areas zoned to provide for enterprise and employment related uses. It is therefore considered that the proposed development would be contrary to the relevant land-use zoning objective for this area as set out in the South Dublin Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered the totality of the documentation on the file including the submissions from all parties. The Commission disagreed with the Inspector's assessment of the appropriateness of relaxing the site's zoning restrictions as permitted under NCBH19 Objective 4 to secure the preservation and conservation of the Protected Structure where the development is consistent with best practice conservation policies and the proper planning and sustainable development of the area. The Commission noted that the "Stewart's Crafts" building originally formed part of the Hills and Sons Woollen Mills complex on the site, and considered that the location, layout, functionality and scale of the building is compatible with uses normally permitted under the Enterprise and Employment zoning and with the established and historic building uses within the Hills Industrial Estate. The Commission also considered the existing condition of the building, the proposed minimal interventions to the building fabric and the low vacancy rates of the adjacent units in the industrial estate and determined that it has not been demonstrated that the long-term preservation and conservation of the building is contingent on the subject proposal. The Commission considered that the subject building would be equally protected by a use that is compatible with the Enterprise and Employment zoning and concluded that as it has not been demonstrated that the proposed change of use is necessary to preserve and conserve the building that the relaxation in zoning restrictions should not apply in this instance. The proposed development would be contrary to the EE zoning objective for the site and therefore contrary to the proper planning and sustainable development of the area.