

An  
Coimisiún  
Pleanála

**Direction**  
**CD-021772-26**  
**ACP-323595-25**

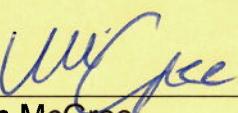
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The submissions on this file and the Inspector's report were considered at a meeting held on 20/01/2026.

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

**Planning**

**Commissioner:**

  
Liam McGree

**Date:** 20/01/2026

**DRAFT WORDING FOR ORDER**

**Reasons and Considerations**

1. The subject site is located in an area zoned objective RES which seeks to *protect and / or improve residential amenity* in the *South Dublin County Development Plan 2022-2028*. By virtue of the proposed use, height, scale, design and location of the proposed development within an established residential area, it is considered that the proposed demolition of a single storey residential property and its replacement with a three storey financial services/office building would fail to integrate well into this established residential area, would detract from the existing residential character of the area, would conflict with Policies QDP2 (Overarching – Successful and Sustainable Neighbourhoods), QDP3 (Neighbourhood Context) and QDP7 (High Quality Design – Development General) of the South Dublin

County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission noted the issues raised by the planning authority regarding the absence of sufficient details regarding access, transport, parking, green infrastructure, public realm and landscaping but decided not to pursue those matters any further given the substantive reason for refusal set out above.