

An
Coimisiún
Pleanála

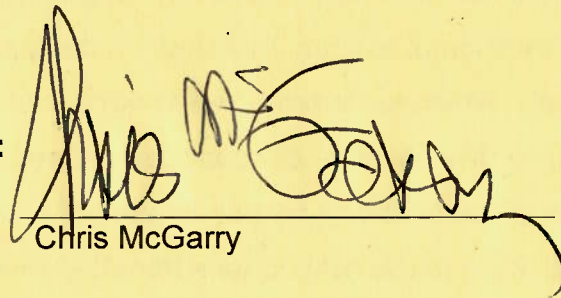
Direction
CD-022215-26
ACP-324071-26

The submissions on this file and the Inspector's report were considered at a meeting held on 25/05/2026.

The Commission decided to refuse permission by a majority of 2:1, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning

Commissioner:



Chris McGarry

Date: 25/05/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the proposed development, the main portion of which is on a transitional site between the urban development of Rathcoole and agricultural lands zoned RU, it is considered that the development fails to provide a sufficient level of Green Infrastructure within the site and fails to provide Green Infrastructure connections within the site and to the surrounding lands. Policy GI 2 of the South Dublin County Development Plan 2022-2028 seeks to strengthen the existing Green Infrastructure (GI) network and ensure all new developments contribute towards GI, in order to protect and enhance

biodiversity across the County. Policy GI 2 Objectives 1 and 2, support this policy and seek to reduce fragmentation of GI networks and to mitigate where removal is required. It is considered that the proposal does not comply with Policy GI 2 Objectives 1 and 2 as it fails to provide a sufficient level of green infrastructure within the development to provide meaningful integration with the surrounding rural environment and emerging woodlands. The landscaping plan for the development would fail to provide proper mitigation for the removal of hedgerows within the site, and the proposed green corridors within the site and along the southern site boundary would be fragmented in nature and insufficient in scale. As such the development would not be in accordance with the GI2 Objective 1 and GI Objective 2 of the South Dublin County Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.

2. The development proposal fails to provide sufficient supporting evidence to demonstrate that the demolition of existing buildings on the site will not result in significant impacts on bats, which are a protected species under the Wildlife Act, 1976 (as amended). In the absence of supporting information regarding the nature and character of the buildings for demolition, a full and comprehensive understanding of the risks to bats from the development has not been provided. This would be contrary to Policy NCBH5 of the South Dublin County Development Plan 2022-2028, which protects species and habitats that are protected under the Wildlife Acts 1976 to 2018, the Birds Directive 1979 and the Habitats Directive 1992, the Flora (Protection) Order 2015 and would be contrary to the proper planning and sustainable development of the area.

Note 1:

The Commission noted recommended reason number 3 (argued failure to provide an adequate level of urban design in terms of passive surveillance and supervision of the north-south public open space corridor within the development). However having considered the totality of the documentation on file, and considering specifically the topographical nature of the site, the form and width of the north-south public open space, it was concluded that the proposed development would not warrant a refusal on this issue, or at the least that any concerns about surveillance and supervision, could be addressed by means of condition relating to matters such as reconfigured fenestration, if a grant of permission had otherwise been considered appropriate in this case.

Note 2: The Commission noted the incorporation of a creche facility as part of the development on a separate site (within the overall red line). While there is no particular planning concern as to the form and nature of the creche proposal at the identified location, it was considered that any final creche facility here would be better linked to and aligned with any future consented residential scheme on the core application site and which, as a consequence of the reasons for refusal set out above, may entail a different number and or type of residential units, subject to a future application exercise.