



An
Coimisiún
Pleanála

Commission Direction
CD-000500
PL-500528-SD-25

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

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

Planning Commissioner:

Mary Gurrie

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Date: 05/05/2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the proposed site layout, the unsatisfactory arrangements to protect and retain the trees and hedgerows along the western boundary, the failure to adequately address the setting of the protected structure, the

poor quality and usability of the communal open space proposed for Blocks A and B, and the extent of the public open spaces proposed to accommodate SUDS measures which may reduce the quality and usability of the space, it is considered that the proposed development has not had adequate regard to the site context and attributes and has not delivered a high quality design which protects biodiversity and the green infrastructure on site. The proposed development does not accord with Policy H7 Objective 1 of the South Dublin County Development Plan 2022-2028 which seeks to promote a high quality of design and layout in new residential development or with Policy GI1 Objective 4 which requires development to incorporate green infrastructure as an integral part of the design and layout concept and would therefore be contrary to the proper planning and sustainable development of the area.

2. The proposed development would result in the disturbance and/or destruction of a breeding or resting place of bats; a species strictly protected under the Habitats Directive and the European Communities (Birds and Natural Habitats) Regulations 2011. In the absence of sufficient information demonstrating that the tests required for the granting of a derogation licence could be satisfied, and the uncertainty in relation to the retention and protection of hedgerows on site, the Commission cannot be satisfied that the proposed development would comply with Article 12 of the Habitats Directive. The proposed development would therefore be contrary to Policy NCBH5 of the South Dublin County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

Notes:

1) The Commission considered the reasons for refusal could not be addressed by condition or further information and noting the challenges for this site, considered the scheme would benefit from a revision to the design and layout that go beyond the scope of conditions. For completeness, the Commission concurred with the Inspector that the vehicular access and the pedestrian link would be acceptable.

2) The Commission noted the Inspector's second recommended reason for refusal in relation to SUDS. Notwithstanding the concerns of the Commission in relation to the extent of the public open space proposed to accommodate SUDS features as set out in the reason for refusal above, the Commission noted that detention basins and bioretention raingarden systems are examples of SUDS in the South Dublin County Council Sustainable Drainage Explanatory Design & Evaluation Guide 2022. The Commission concurred with the conclusion of the planning authority that outstanding matters in relation to surface water management and SUDS could be dealt with by condition, and did not warrant a reason for refusal in itself.

3) The Commission noted, notwithstanding the site constraints and the reason for refusal above in relation to the layout, that the density of the proposed development at 44.7 units per hectare was on the lower end of the expected range of 40-80 units per hectare as specified in the Sustainable Residential Development and Compact Settlement Guidelines 2024. Given the close proximity of the site to Lucan village and to high frequency public transport the Commission considered that a higher density may be achievable at this location to ensure the efficient use of this serviced and zoned land. Any future applications for this site should consider this.

