An Coimisiún Pleanála

Commission Direction
CD-001426
PL-501552-SD-26

The submissions on this file and the Inspector's report were considered at a meeting held on 16 October 2026.

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

Planning Commissioner:

Mick Long

Date: **16th day of October 2026**

DRAFT WORDING FOR ORDER

Reasons and Considerations

The proposed dwelling would be located on open space lands zoned Objective OS, which seeks 'to preserve and provide for open space and recreational amenities' as set out in the South Dublin County Development Plan 2022–2028. Having regard to the plans and particulars submitted in connection with the planning application and the appeal, the Commission is not satisfied that the

quality of remaining open public space is adequate , that the amenities of the area are preserved and it has not been demonstrated to the Commission that the proposed development would constitute community-led housing for older persons, social housing or Council affordable housing within the terms of Policy H3, Objective 4 of the development plan. The proposed development would materially contravene the OS zoning objective, as set out in the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission further noted that it has not been established that the location of the proposed development is not on previously conditioned open space but did not seek additional clarification on the matter given the substantive nature of the reasion for refusal.