

An
Coimisiún
Pleanála

Commission Order
ABP-321001-24

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0184W

APPEAL by Cavvies Limited care of CDP Architecture of 4 The Mall, Main Street, Lucan, County Dublin against the decision made on the 12th day of September 2024, by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Permission and retention permission for development consisting of retention of seven number additional apartment units to that permitted under planning register reference numbers SD18A/0285 and SD16A/0269 to now provide for 44 number units (three number studios, 36 number two bed units and five number three bed units) in lieu of the permitted 37 number apartment units with associated internal alterations to accommodate them within the existing four-five storey building known as Larkfield House. Planning permission is sought for elevation treatments to include balconies/terraces, revisions to the permitted layout (planning register reference numbers SD18A/0285 and SD16A/0269) to now provide for 49 number car parking spaces to be accessed from Coldcut Road, bin stores, 112 number bicycle spaces, landscaping including communal open space, one number ESB substation, boundary treatments and all associated site and engineering works necessary to facilitate the development; all at

Larkfield House (former Liffey Valley Fitness), Coldcut Road, Clondalkin, Dublin.

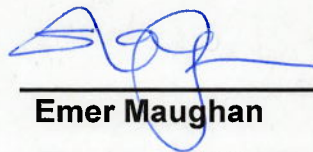
Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

It is considered that the development proposed to be retained, and the proposed development would, by reason of its poor-quality design and configuration, result in a substandard form of development with inadequate residential amenity for occupants which would be contrary to the achievement of high-quality living accommodation. In particular, having regard to the poor internal layout, the extent of single aspect units and the inadequate provision of private amenity areas, the Commission is not satisfied that the seven number apartments to be retained would be in accordance with the policies and objectives of the South Dublin County Development Plan 2022-2028, insofar as it relates to residential accommodation and the standards set out in the Sustainable Urban Housing: Design Standards for New Apartments Guidelines for Planning Authorities, issued by the Department of Housing, Local Government and Heritage in December, 2022 (last updated 2023).

In addition, a number of elements of the proposed development such as elevational treatments, open space, landscaping, boundary treatments, segregation of private open space, Sustainable Drainage Systems (SUDS), green infrastructure, car parking, bin/bike storage, roads and compliance with Part V of the Planning and Development Act, 2000, as amended, require resolution and given the cumulative shortcomings of the proposal, as submitted, and the subsequent failure of the developer to address these issues as part of the appeal, it is considered that the proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 14th day of November 2025.