

An  
Bord  
Pleanála

**Board Order**  
**ABP-321421-24**

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD23A/0315**

**APPEAL** by Perelisa Management Limited of 36 Mount Street Upper, Dublin against the decision made on the 12<sup>th</sup> day of November, 2024 by South Dublin County Council to refuse permission.

**Proposed Development:** (i) Demolition of existing vacant single storey structure on-site (75 square metres) and associated garage structure to the rear of this (127 square metres); (ii) construction of a mixed-use development comprising one number commercial/retail unit at ground floor level (160 square metres) and 12 number residential units (six number one-bedroom units, three number two-bedroom units and three number three-bedroom units) at upper floor levels in a four-storey building. Each apartment will be provided with private amenity space in the form of a balcony/terrace space and communal open space will be provided at ground and roof levels. A total of 42 number internal bicycle parking spaces are proposed to serve the development as well as six number car parking spaces (including one number accessible parking space) at surface level. The proposed development also includes (iii) all associated site and infrastructural works, including foul and surface water drainage, landscaping, boundary treatments, plant room, site lighting, bin storage and signage necessary to facilitate the development on a 0.0854 hectare site located to the south of Lucan Road Old, Palmerstown, Dublin.

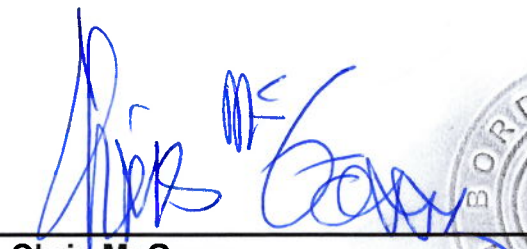
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## Decision

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

## Reasons and Considerations

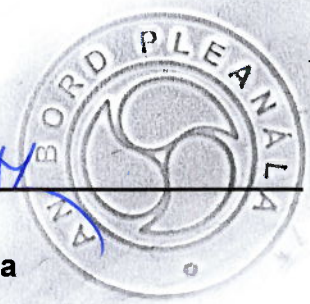
Having regard to the particulars of the site layout to the front of the proposed building, to the proposed parking arrangement and the absence of specific allocated area for servicing and deliveries access for the overall scheme, including the apartments and the commercial/retail unit, it is considered that the proposed development would comprise a substandard operational layout with inadequate turning space and safe movement of vehicles within the site. As a consequence of these deficiencies in layout and space available for necessary parking and servicing movements, it is considered that the proposed development would lead to conditions which would be prejudicial to public safety by reason of traffic hazard and safety. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board**



**Dated this** 16<sup>th</sup> **day of** April **2025**