

Planning and Development Acts 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0080W

APPEAL by Honeybridge Limited care of Stephen Mason of 2 Clonkeefy, Castlerahan, Ballyjamesduff, County Cavan and by Trevor Gilligan of South Dublin County Council, County Hall, Tallaght, Dublin against the decision made on the 20th day of November, 2024 by South Dublin County Council to refuse permission.

Proposed Development: Change of use of part first floor from function room to aparthotel and construction of two new floors over first floor complete (at second and third floor levels) to provide aparthotel and ancillary accommodation. The total number of aparthotel rooms provided is 22. Existing roof over first floor to be removed complete to facilitate this development. Other works include reduction in size of ground floor lounge floor area to provide new separate stairs and lift to serve the aparthotel rooms on the first, new second and new third floors. External entrance doors to the stairs/lift area are the previous entrance doors to the lounge area. Internal alterations at ground and first floor levels to facilitate this development. Roof garden accessed via the new stairs and lift. Alterations to the existing building elevations finishes and connection to all services and all ancillary site development works to facilitate this development, all at Boomers Pub, Knockmitten Neighbourhood Centre, Dutch Village, Clondalkin, Dublin.

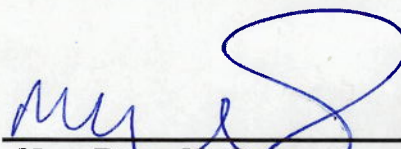
Decision

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

Reasons and Considerations

1. Having regard to the South Dublin County Development Plan 2022 – 2028, in particular the LC (Local Centre) zoning of the subject site which seeks to protect, improve and provide for the future development of Local Centres, and Section 5.2.1 of the plan (The Delivery of Sustainable Neighbourhoods “The Plan Approach”), it is considered that the proposed development fails to demonstrate how the overarching principles for the achievement of successful and sustainable neighbourhoods have been integrated as part of the design proposal. The proposed development would be contrary to Policy QDP1 Objective 4, Policy QDP1 Objective 5, Policy QDP7, and Policy QDP9 Objective 1 of the South Dublin County Development 2022 – 2028, and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of its design, scale, bulk and overall height, would be out of character with the existing neighbourhood centre setting, would appear visually dominant when viewed from the surrounding area, and would fail to integrate with the existing environment or make a positive contribution to the existing character of the area. The proposed development would conflict with Policy QDP3 Objective 1 and Policy QDP3 Objective 3 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Adequate car parking provision has not been provided within the curtilage of the site. It is considered that the lack of sufficient on-site car parking spaces, to serve the proposed development and adjoining retail units, would be seriously deficient and inadequate to cater for the parking demand generated by the proposed development and existing units, and would therefore not be in accordance with Section 12.7.4 of the South Dublin County Development Plan, 2022-2028. As a consequence of these deficiencies in layout and space available within the curtilage of the site 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.



Mary Rose McGovern

**Planning Commissioner of An Coimisiún
Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this 25th day of August 2025.