

An  
Coimisiún  
Pleanála

**Commission Order**

**ABP-321933-25**

---

**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD24A/0257W**

**Appeal** by Derek Bowes care of Ger Kelly of Ballyknockan, Blessington, County Wicklow against the decision made on the 27<sup>th</sup> day of January, 2025 by South Dublin County Council to refuse permission.

**Proposed Development:** Construction of two new semi-detached three-bedroom houses with new vehicular access and car parking to front garden with all associated site works, all in the side garden of 26 Cois na hAbhann, Old Bawn, Tallaght, Dublin.

## **Decision**

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

36  
AMG

## Reasons and Considerations

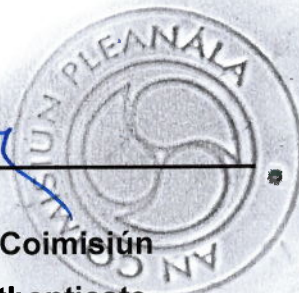
1. Having regard to the location of the proposed development in an area of land primarily zoned Open Space ('OS') in the South Dublin County Development Plan 2022-2028, and the OS zoning objective which seeks 'to preserve and provide for open space and recreational amenities', and notwithstanding the fact that residential development is listed as an 'Open for Consideration' use, it is considered that the proposed development would be contrary to H3 Objective 4 of the development plan which seeks to support community-led housing developments for older persons and social and council affordable housing in established areas on lands designated with the Zoning Objective 'OS' only where the quality and quantum of remaining public open space is deemed to be adequate and the amenities of the area are preserved. It is considered that the proposed development, which does not comprise either community-led housing for older people or social/council affordable housing, is not supported by H3 Objective 4 and by the OS zoning objective. The proposed development would contravene H3 Objective 4 and the OS zoning objective, would set an undesirable precedent for residential development which does not comply with H3 Objective 4 on zoned Open Space lands, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development encroaches on the Riparian Corridor of the Kiltipper Stream. Having regard to Section 12.4.3 of the South Dublin County Development Plan 2022-2028, and, based on the information submitted with the planning application and the appeal, it is considered that the proposed development would materially contravene GI3 Objective 3 of the development plan which seeks to promote and protect native riparian vegetation along all watercourses and ensure that a minimum 10 metres vegetated riparian buffer from the top of the riverbank is maintained/reinstated along all watercourses within any development site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Chris McGarry**

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



Dated this 19<sup>th</sup> day of June 2025.