

Planning and Development Acts 2000, as amended

Planning Authority: South Dublin County Council

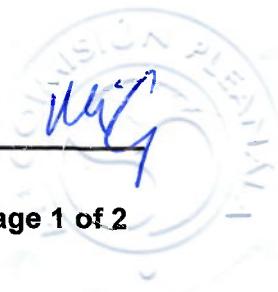
Planning Register Reference Number: SD25A/0147W

Appeal by Lucan District Credit Union against the decision made on the 13th day of August, 2025 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Demolition of disused bungalow, unoccupied for circa eight years and in advanced disrepair, replacement by the construction of a new three storey office building and ancillaries, comprising site development works, soft landscaping, cycle and car parking area with EV charging points, all at The Laurels, Ballydowd, Lucan, County Dublin.

Decision

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



Reasons and Considerations

The subject site is located in an area zoned objective RES which seeks to protect and/or improve residential amenity' in the South Dublin County Development Plan 2022-2028. By virtue of the proposed use, height, scale, design and location of the proposed development within an established residential area, it is considered that the proposed demolition of a single storey residential property and its replacement with a three storey financial services/office building would fail to integrate well into this established residential area, would detract from the existing residential character of the area, would conflict with Policies QDP2 (Overarching- Successful and Sustainable Neighbourhoods), QDP3 (Neighbourhood Context) and QDP7 (High Quality Design-Development General) of the South Dublin County Development Plan 2022-2028 and would, therefore, be contrary to proper planning and sustainable development of the area.

Liam McGree
Liam McGree

Planning Commissioner of An Coimisiún
Pleanála

duly authorised to authenticate
the seal of the Commission.

Dated this 20th day of JANUARY 2026.

