

An  
Coimisiún  
Pleanála

Commission Order  
ACP-323595-25

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**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 13<sup>th</sup> 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

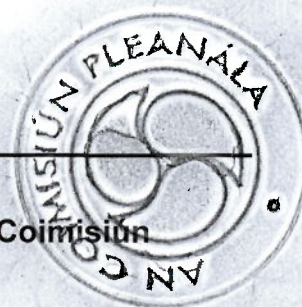
The subject site is located in an area zoned objective RES which seeks to protect and/or improve residential amenity' in the South Dublin County Development Plan 2022-2028. By virtue of the proposed use, height, scale, design and location of the proposed development within an established residential area, it is considered that the proposed demolition of a single store 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**

**Planning Commissioner of An Coimisiún  
Pleanála**

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



**Dated this 20<sup>th</sup> day of JANUARY 2026.**