

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0290W

APPEAL by Robin Hall and by others and by Killross Properties Limited against the decision made on the 11th day of December, 2025 by South Dublin County Council to grant, subject to conditions, a permission to the said Killross Properties Limited for the proposed development.

Proposed Development: Permission for a residential development of 97 dwellings (consisting of 45 number houses, 48 number apartments and four number duplexes), the demolition of seven number structures including three number habitable dwellings, a 293.1 square metres creche facility and all ancillary development. Vehicular access is proposed from Ardeevin Avenue, Ardeevin Manor to the west, and cyclist and pedestrian access is proposed from Primrose Lane to the north. The proposed development comprises: (1) The demolition of seven number existing structures on site including storage units, a community building and three number habitable dwellings (999.92 square metres), (2) the construction of 97 number residential dwelling comprising: two number one bedroom apartments; 46 number two bedroom apartments; two number two bedroom duplex units; two number three bedroom duplex units; 44 number four bedroom semi-detached houses and one number four bedroom detached house, (3) the construction of a 293.1 square metres childcare facility, (4) 4,039 square metres of Public Open

Space provided in seven separate landscaped areas, (5) the extension of Ardeevin Avenue facilitate vehicular access to the site, (6) connection to Primrose Lane to facilitate cyclist and pedestrian access, (7) 101 number car parking spaces, 125 number bicycle spaces, (8) all enabling and ancillary development and works including landscaping, boundary treatments, lighting, water and utility services and connections, waste management and all ancillary development and works above and below ground, all at 2.17 hectare site to the north of the N4 Lucan by-pass and to, the east of Ardeevin Manor and Ardeevin Court (Lucan and Pettycanon townlands), Lucan, County 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 proposed site layout, the unsatisfactory arrangements to protect and retain the trees and hedgerows along the western boundary, the failure to adequately address the setting of the protected structure, the poor quality and usability of the communal open space proposed for Blocks A and B, and the extent of the public open spaces proposed to accommodate SUDS measures which may reduce the quality and usability of the space, it is considered that the proposed development has not had adequate regard to the site context and attributes and has not delivered a high quality design which protects biodiversity and the green infrastructure on site. The proposed development does not accord with Policy H7 Objective 1 of the South Dublin County Development Plan 2022-2028 which seeks to promote a high quality of design and layout in new residential development or with Policy G11 Objective 4 which requires development to incorporate green infrastructure as an integral part of the design and layout concept and

would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would result in the disturbance and/or destruction of a breeding or resting place of bats; a species strictly protected under the Habitats Directive and the European Communities (Birds and Natural Habitats) Regulations 2011. In the absence of sufficient information demonstrating that the tests required for the granting of a derogation licence could be satisfied, and the uncertainty in relation to the retention and protection of hedgerows on site, the Commission cannot be satisfied that the proposed development would comply with Article 12 of the Habitats Directive. The proposed development would therefore be contrary to Policy NCBH5 of the South Dublin County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.

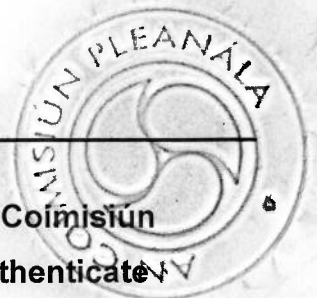
Mary Gurríe

Mary Gurríe

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.



Dated this *05* **day of** *May* **2026**