



An
Coimisiún
Pleanála

Commission Order
PL-500550-SD-25

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD25A/0247

APPEAL by David Nolan and Geraldine O'Donnell against the decision made on the 1st day of December 2025, by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Development of a new part single/part two-storey dwelling, with new vehicular access off Peamount Lane, a proprietary wastewater treatment system, and all associated site and infrastructural works at Milltown Lodge, Peamount Lane, Newcastle, 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 development of a single residential unit on lands which are zoned 'EE' by the South Dublin County Development Plan 2022-2028, with the objective of providing for enterprise and employment related uses, and under which "Residential" uses are 'Not Permitted', as set out by Table 12.10 of the plan (Use Classes Related to Zoning Objective 'EE'), it is considered that the development of this greenfield site to provide a dwellinghouse and its domestic curtilage at this location, would be contrary to the zoning provisions of the South Dublin County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Furthermore, the proposed development of an additional dwelling house at this location, at Peamount Lane which is not to an appropriate design standard with regard to width and construction, and is not served by footpaths or public lighting, would, by reason of increased traffic generation on a substandard road, endanger public safety by reason of a traffic hazard, and would be contrary to the proper planning and sustainable development of the area.


MaryRose McGovern

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

Dated this 8th day of April 2026.