An Coimisiún Pleanála

Commission Order
PL-501552-SD-26

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD26A/0079W

APPEAL by Kenny Estates against the decision made on the 21st day of May, 2026 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Construction of a single storey one-bedroom house (approximately 52 square metres) with associated private open space and private car parking for social/older persons use on undeveloped lands of 0.192 hectares located off Old Bawn Way. The development will also provide for all associated service connections and site works above and below ground, all at Old Bawn Way, Tallaght, County Dublin.

Decision

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

Reasons and Considerations

The proposed dwelling would be located on open space lands zoned Objective OS, which seeks 'to preserve and provide for open space and recreational amenities' as set out in the South Dublin County Development Plan 2022-2028. Having regard to the plans and particulars submitted in connection with the planning application and the appeal, the Commission is not satisfied that the quality of remaining open public space is adequate, that the amenities of the area are preserved and it has not been demonstrated to the Commission that the proposed development would constitute community-led housing for older persons, social housing or Council affordable housing within the terms of Policy H3, Objective 4 of the development plan. The proposed development would materially contravene the OS zoning objective, as set out in the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission further noted that it has not been established that the location of the proposed development is not on previously conditioned open space but did not seek additional clarification on the matter given the substantive nature of the reason for refusal.

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

Dated this 19th **day of** October **2026.**