



An
Coimisiún
Pleanála

Oral Hearing Agenda and Order of Proceedings ABP-320062-24

Date	Thursday 23 rd October 2025
Start Time	2.30pm
Location	Video Conference Call

The purpose of this limited agenda oral hearing is to provide an opportunity for all participants, who wish to do so, to make further submissions beyond their written submissions, and to allow the inspector to seek clarification on any relevant issues arising and submissions made. Participants will also have the opportunity to ask questions or seek clarification on submissions made at the hearing.

The following should be noted:

- There is no obligation on any participant to make a submission to the limited agenda oral hearing or to ask questions of the other participants. All written submissions already received will be considered by the inspector and the Board. For this reason, submissions previously made in writing should not be reiterated at the oral hearing.
- If you intend to provide written copies of your presentations these can only be accepted if there are copies available for all the participants at the hearing. Two copies of any written documentation should also be submitted for the Board file.
- The agenda and order of appearance for the oral hearing is set out below, along with a timetable. Participants should please note that this timetable is indicative only and may vary during the course of the oral hearing.
- On completion of the limited agenda oral hearing, the inspector will prepare a report and recommendation on the case for the Board. The decision to grant or refuse permission will be made by the Board.

Agenda

In its submission to the limited agenda oral hearing the applicant is requested to only address the following specific issues:

1. The revised South Dublin County Development Plan 2022-2028, in particular QDP14/SLO3 in relation to

- Objective BF8: Building Height
- Objective LUD1, Objective LUD5, Objective LUD6 Density
- Objective LUD3: Unit Mix

by reference to QDP8 (adherence to the requirement of the Building Height Guidelines), QDP9 (context driven approach to building heights) and QDP10 (unit mix) of the SDCDP 2022-2028.

2. H11 Objective 4 (opposing balconies and windows) and Section 12.6.7 (residential standards) of the SDCDP 2022-2028.
3. Consideration of the National Planning Framework First Revision (2025), Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities (2024) in the context of Table 3.1 (density ranges), SPPR1 (separation distances) SPPR 3 (car parking) and SPPR 1 (unit mix) of Sustainable Urban Housing Design Standards for New Apartments (2023) for the proposed development.

Order of Proceedings

Thursday 23 rd October 2025	
Time	Topic
2.30	• Opening of the limited agenda oral hearing
	• Applicant ○ Summary of the proposed development (ten minutes max.) ○ Response to the issues raised on the limited agenda
3.30	• Planning Authority – Points to raise on limited agenda matters
	• Observers – Points to raise on limited agenda matters

3.30 - 4.00	Break
4.00	• Questioning between the parties
	• Closing comments in the following order: ○ Observers ○ Planning Authority ○ Applicant
	• Closing of the limited agenda oral hearing

Please note that this limited agenda oral hearing will be extended to Friday 24th October 2025 if necessary.

Parties to the application are reminded that the hearing is designed to allow further necessary elaboration, discussion, and examination of relevant issues pertaining to the matters outlined in the limited agenda and discussion on any other issues outside of the agenda will not be permitted. Submissions should be concise, dealing **only** with the relevant matters as outlined above. Where maps/diagrams/images are referenced in submissions, these should be available for display and should be of a scale that ensures they are legible to all at the Hearing.

Following the completion of a submission by a given party on the particular matters as outlined in the agenda, the Inspector may facilitate relevant questions and cross-questioning.

The Inspector may at her discretion lead a discussion on other matters directly related to agenda matters, such as appropriateness of conditions to deal with matters arising, should the Board be minded to grant planning permission for the proposed development.

The Inspector may at her discretion invite closing statements. If required, they will be invited in the following order. The parties shall note that no legal arguments, new material, or issues other than those pertaining to the limited agenda may be produced or referred to at this point and should be confined to 5 minutes.

1. Observers

2. Planning Authority

3. Applicant

NOTE: Participants are requested to make available sufficient copies of any written documentation submitted at the hearing to each party (minimum 2 copies to each party and 3 copies to the Board).

Please also note that a digital recording will be made of the evidence given at the hearing.