



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 Commission. 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 Commission's 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 Commission. The decision to grant or refuse permission will be made by the Commission.

Agenda

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

1. Compliance with Policy QDP14 / SLO3 of the South Dublin County Development Plan 2022-2028 which states *that the provisions of the Ballycullen - Oldcourt Local Area Plan (2014) as extended, in respect of the steep topography in the lands zoned RES-N between Stocking Lane, Ballycullen Road and the M50 (Map 10) remain in force during the lifetime of this Plan having regard to ministerial guidelines*, with particular regard to Building Height, Density and Unit Mix.
2. Compliance with H11 Objective 4 *to ensure that opposing balconies and windows at above ground floor level have an adequate separation distance, design or positioning to safeguard privacy without compromising internal residential amenity* and Section 12.6.7 which recommends a that clear distance of 22 meters is generally required, between directly opposing windows.
3. The relevant provisions of the Compact Settlement Guidelines, with particular regard to density and separation distances.

Order of Proceedings

Thursday 23rd October 2025	
Time	Topic
2.30	<ul style="list-style-type: none"> • Opening of the limited agenda oral hearing
	<ul style="list-style-type: none"> • Applicant <ul style="list-style-type: none"> ○ Summary of the proposed development (ten minutes max.) ○ Response to the issues raised on the limited agenda
3.30	<ul style="list-style-type: none"> • Planning Authority – Points to raise on limited agenda matters
	<ul style="list-style-type: none"> • Observers – Points to raise on limited agenda matters

3.30 - 4.00	Break
4.00	<ul style="list-style-type: none"> • Questioning between the parties
	<ul style="list-style-type: none"> • Closing comments in the following order: <ul style="list-style-type: none"> ○ Observers ○ Planning Authority ○ Applicant
	<ul style="list-style-type: none"> • 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 Commission 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 Commission).

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