

*Reg. Ref.*

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**SD21A/0271**

An Bord Pleanala Ref: ABP-313828-22  
Appeal Decided: 18/01/2024  
Appellant Type: 3RD PARTY X 4  
Appeal Decision: Refuse Permission  
Councils Decision: GRANT PERMISSION  
Applicant: Hollyville Investments Ltd.

Location: Lands at the Silver Granite pub, Palmerstown, Dublin 20

Description: Demolition of the existing building on site and the construction of a 5-storey over partial basement, mixed-use development comprising a gastro pub/restaurant with off-licence, 2 retail units, associated bin stores, bike stores, 1 ESB sub-station, all at ground floor level; a small plant room at basement level; a total of 50 apartments (25 one beds and 25 two beds) on the upper floors, all provided with private balconies/terraces; communal roof gardens; car parking; motorcycle parking; bicycle parking; landscaping and upgrades to public realm including upgrades to existing pedestrian crossing on Kennelsfort Road Upper; and all associated engineering and site works necessary to facilitate the development on lands at The Silver Granite pub, junction of Kennelsfort Road Upper and Wheatfield Road, and at The Silver Granite car park adjoining Palmerstown Shopping Centre car park (accessed from Kennelsfort Road Upper via Palmerstown Park).