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*Reg. Ref.*

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**SD24A/0221W**

An Bord Pleanala Ref: ABP-321523-24  
Appeal Decided: 07/05/2025  
Appellant Type: 3rd Party  
Appeal Decision: Grant Permission  
Councils Decision: GRANT PERMISSION  
Applicant: Hollyville Investments Ltd

Location: 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), Palmerstown, Dublin

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, 2 no. retail units, associated bin stores, bike stores, 1 no. ESB sub-station, all at ground floor level; a small plant room at basement level; a total of 43 no. apartments (17 no. 1 beds, 13 no. 2 beds and 13 no. 3 beds) on the upper floors, all provided with private balconies/terraces; communal roof gardens; car 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.