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*Reg. Ref.*

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**SD24A/0080W**

An Bord Pleanala Ref: ABP-321497-24  
Appeal Decided: 25/08/2025  
Appellant Type: 1ST PARTY  
Appeal Decision: Refuse Permission  
Councils Decision: REFUSE PERMISSION  
Applicant: Honeybridge Ltd

Location: Boomers Pub, Knockmitten Neighbourhood Centre, Dutch Village, Clondalkin, Dublin22

Description: Planning Permission sought for: Change of use of part first floor from function room to aparthotel and construction of 2 new floors over first floor complete (at second and third floor levels) to provide aparthotel and ancillary accommodation. The total no of aparthotel rooms provided is 22. Existing roof over first floor to be removed complete to facilitate this development. Other works include: (1) Reduction in size of Ground Floor Lounge floor area to provide new separate stairs and lift to serve the aparthotel rooms on the first, new second and new third floors. External entrance doors to the stairs / lift area are the previous entrance doors to the Lounge area. (2) Internal alterations at ground and first floor levels to facilitate this development. (3) Roof garden accessed via the new stairs and lift. (4) Alterations to the existing building elevations finishes and (5) Connection to all services and all ancillary site development works to facilitate this development.