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*Reg. Ref.*

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**SD25A/0139W**

An Bord Pleanala Ref: PL-500594-SD-26

Appeal Decided: 19/01/2026

Appellant Type: 3rd Party

Appeal Decision: Appeal Withdrawn

Councils Decision: GRANT PERMISSION

Applicant: Joseph Brennan Bakeries Unlimited Company

Location: Brennans Bakeries, Greenhills Industrial Estate, Greenhills Road,  
Walkinstown, Dublin 12, D12 XR92.

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Description: The development shall consist of the phased partial demolition, reconstruction and extension of the existing Bakery Production and distribution complex at their expanded site in Greenhills Industrial Estate. The overall development shall consist of a number of consecutive phases designed and implemented to ensure the maintenance of the ongoing operations of the facility namely: 1) Area 1 a. Demolition of the existing Varian brushes building which forms part of the expanded site. b. Creation external staff parking area constructed the North Eastern End of the site along with a new Public footpath and cycleway constructed around the Northern Boundary and providing access from St James Road into and through Greenhills Industrial estate. c. New Boundary wall formed with a brickwork wall with piers and Steel fence to match existing. d. Van Loading Building measuring 3082m<sup>2</sup> on plan with a height of circa 5m at eaves level. The building shall be formed with a curved green roof with Solar panels and a step at the external elevation to reduce massing to the surrounding properties. The building shall be externally clad with Insulated Microrib panel which shall be augmented on the Southern and South Eastern elevations with Acoustic protection to minimise the operational noise at the boundary. 2) Area 2 a. Demolition of the existing centrally located two storey Office & Welfare accommodation and Van loading canopies. b. Construction of new Welfare Accommodation housing the Staff facilities including Staff Entrance, bike parking, Changing areas, toilets, canteen and office. Facility shall be formed in a Two storey concrete building clad with rendered blockwork to a parapet level and punctuated with windows along the Northern elevation. The footprint shall measure 829m<sup>2</sup> and the overall height to parapet shall be 11m. The roof shall house a mixture of green roof and solar panels. c. Reroofing and expansion of existing Packing operations to the South and adjoining the New Welfare Accommodation. Construction shall be of Structural Steel lattice girders supporting a mixture of Trapezoidal Insulated roof panels and built up insulated roof system. The Southern wall shall be externally clad with Insulated Microrib panel which shall be augmented on the Southern and South Eastern elevations with Acoustic protection to minimise the operational noise at the boundary. The extended Packing area shall measure 1273m<sup>2</sup> on plan with a general height above floor level of 10.5m. 3) Area 3 a. Construction of new Bakery Facility on the site of the existing Car Park and loading area at the North Western edge of the site, directly adjoining the existing facility. The bakery shall measure 3007m<sup>2</sup> and shall be 11m high at the boundary stepping up to 14m on the Bakery proper and 18m on the North Western Corner. The facility shall be completed with a mixture of rendered blockwork and brick work panels with high level windows into the Production area. The bakery shall be constructed of Structural Steel lattice girders supporting Trapezoidal Insulated roof panels solar panels. b. Demolition of the existing services area at the

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Western boundary. c. A three storey Plant and Process Area shall be constructed on the Western elevation and shall be constructed in a Concrete frame and clad with insulated Cavity walls finished with a mixture of Brick and Plastered blockwork external Elevations. The construction shall be completed with a tower structure in the North Western Corner. Roof Construction shall be an insulated built up system supported from a precast concrete superstructure. d. Reroofing of the existing batch and Multiplant Bakery areas to the South and adjoining the New Bakery. The existing low double pitch roofs shall be removed and a new higher Structural Steel lattice girder structure supporting a mixture of Trapezoidal Insulated roof panels and built up insulated roof system installed along with Solar Panels. e. Reroofing and regeneration of the existing Pan Plant located on the Southern boundary to consist of the replacement of the existing external envelope of the building. 4) Area 4 a. Demolition of the existing Administration office and Silo Enclosure. b. Construction of a new three Storey Office block with ground floor covered car parking. The building shall be completed in a concrete frame and precast concrete floors. The facility shall be completed with a mixture of rendered blockwork and brick work panels with strip windows to the Western elevation. c. Realignment of the existing Flour Silos and the installation of four additional silos which shall be contained within a Micro rib clad steel Enclosure for visual purposes. d. Alterations to existing boundary and the creation of a new car park and Intake Vehicle unloading area including the relocation of the existing entrance gates and the addition of a new gateway specifically for the office area. e. Redefinition of the existing boundary treatments and improvements to the existing internal estate footpath network with increased definition of cyclist facilities and road separation. Improved lighting installations to the environs of the development and adjoining areas. f. Installation of Sustainable surface water drainage and retention systems to all upgraded areas.

**SD25A/0147W**

An Bord Pleanala Ref:	ACP-323595-25
Appeal Decided:	21/01/2026
Appellant Type:	1st Party
Appeal Decision:	Refuse Permission
Councils Decision:	REFUSE PERMISSION
Applicant:	Lucan District Credit Union LTD
Location:	The Laurels, Ballydowd, Lucan, K78 A5D7

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Description: Demolition of disused bungalow, unoccupied for c.8 years and in advanced disrepair: Replacement by the construction of a new three storey office building and ancillaries comprising site development works, soft landscaping, cycle and car parking areas with EV charging points.

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**SD25B/0442W**

An Bord Pleanala Ref: ACP-323734-25  
Appeal Decided: 23/01/2026  
Appellant Type: 3rd party  
Appeal Decision: Refuse Permission  
Councils Decision: GRANT PERMISSION  
Applicant: Su and Alan Sullivan

Location: 11, Loreto Terrace, Grange Road, Rathfarnham, Dublin 14, D14 KD00

Description: The construction of a flat-roofed dormer with rooflight to the west side; external insulation to existing walls; solar panels on east-facing roof of existing 1.5-storey bungalow; and all associated site works.

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