

Reg. Ref.

LRD25A/0005W

An Bord Pleanala Ref: ACP-324035-26
Appeal Decided: 13/05/2026
Appellant Type: 3RD PARTY
Appeal Decision: Grant Permission
Councils Decision: GRANT PERMISSION
Applicant: Steeplefield Limited

Location: Lands located at the former Chadwicks Builders Merchant site,
South of Greenhills Road, North of the existing access road serving
Greenhills Industrial Estate,, Greenhills Industrial Estate,
Walkinstown, Dublin 12, D12 HD51, D12 N523,, D12 C602

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- Description: i. The demolition of the former Chadwicks Builders Merchant development comprising 1 no. two storey office building and 9 no. storage/warehouse buildings ranging in height from 3m - 9.9m as follows: Building A (8,764 sq.m.), Building B (1,293 sq.m.), Building C (two-storey office building) (527 sq.m.), Building D (47 sq.m.), Building E (29 sq.m.), Building F (207 sq.m.), Building G (101 sq.m.), Building H (80 sq.m.), Building I (28 sq.m.), and Building J (44 sq.m.), in total comprising 11,120 sq.m.; (ii) the construction of a mixed-use residential and commercial development comprising 588 no. residential apartment units (291 no. one-beds, 238 no. two-beds and 59 no. three-beds), 1 no. 570.91 sq.m. (443 sq.m. indoor space) childcare facility and 6 no. no. commercial/retail units in 4 no. blocks (A-D) ranging in height from 5 to 12 storeys as follows: a. Block A comprises 170 no. apartments (103 no. 1 bed-units, 59 no. 2 bed-units and 8 no. 3- bed units) measuring 8 storeys in height. b. Block B comprises 197 no. apartments (89 no. 1 bed-units, 92 no. 2 bed-units and 16 no. 3 bed-units) measuring 10 storeys in height. c. Block C comprises 81 no. apartments (44 no. 1-bed units, 16 no. 2-bed units and 21 no. 3-bed units) measuring 12 storeys in height. d. Block D comprises 140 no. apartments (55 no. 1 bed-units, 71 no. 2 bed-units and 14 no. 3 bed-units) measuring 8 storeys in height. All apartments will be provided with private balconies/terraces; (iii) provision of indoor communal residential amenity (614.14 sq.m.) at ground and first floors of Block A, B & C, ; (iv) the construction of 1 no. childcare facility comprising 443 sq.m. with dedicated outdoor play area (128 sq.m.) located at ground floor of Block B; (v) the construction of 6 no. commercial units at ground floor level of Blocks A, B and D, and 1 no. commercial unit at first floor level of Block A as follows: Block A has 1 no. unit at ground floor comprising 455.8 sq.m. and 1 no. unit at first floor level comprising 160.79 sq.m., Block B has 1 no. unit at ground floor comprising 190.96 sq.m. and Block D has 4 no. units at ground floor comprising 361.6 sq.m., 232.3 sq.m., 238 sq.m. and 174.9 sq.m.; (vi) the construction of 4 no. vehicular entrances; a primary entrance via vehicular ramp from the north (access from Greenhills Road) and 3 no. secondary entrances from the south for access, emergency access and services (access from the existing road to the south of the site) with additional pedestrian accesses proposed along Greenhills Road; (vii) provision of 270 no. car parking spaces comprising 240 no. standard spaces (including 6 no. car club spaces) and 13 no. mobility spaces, and 8 no. motorbike spaces located at surface level and within undercroft car parks within Blocks A, B , C and D, 17 no. commercial/ unloading/ drop-off parking spaces at ground level; (viii) provision of 1,269 no. bicycle parking spaces comprising 952 no. residents' bicycle spaces, 10 no. cargo/accessible bicycle spaces in 14 no. bicycle storerooms in surface and undercroft parking areas and 307 no. visitors' bicycle spaces located externally at ground floor level throughout the

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development; (ix) provision of outdoor communal amenity space (3,130.3 sq.m) comprising landscaped courtyards that include play areas, seating areas, grass areas, planting and scented gardens located on podiums at first floor level; provision of communal amenity roof gardens in Block A & B with seating area and planting (746.1 sq.m.) and inclusion of centrally located public open space (6,650 sq.m.) adjacent to Blocks A, B, C and D comprising grassed areas, planting, seating areas, play areas, water feature, flexible use space and incidental open space/public realm; (x) provision of toucan crossing and all associated road markings and signage from the subject site to a new footpath on northern side of Greenhills Road; (xi) development also includes landscaping and infrastructural works, foul and surface water drainage, bin storage, ESB substations, plant rooms, pv panels, boundary treatments, internal roads, cycle paths and footpaths and all associated site works to facilitate the development. This application is accompanied by an Environmental Impact Assessment Report (EIAR).

SD25B/0589W

An Bord Pleanala Ref: PL-500614-SD-26
Appeal Decided: 13/05/2026
Appellant Type: 3RD PARTY
Appeal Decision: Grant Permission
Councils Decision: GRANT PERMISSION
Applicant: David and Gemma Dolan

Location: 11, The Park, Millbrook Lawns, Dublin 24, D24 HX4C

Description: The development will consist of a 2-Story extension to the rear of the terraced house to increase living area on ground floor and bedrooms on first floor inclusive of internal modifications. Proposed external finishes to match and align with existing dwelling inclusive of all associated site works.
