

*Reg. Ref.*

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**SD24A/0165W**

An Bord Pleanala Ref: ACP-323250-25  
Appeal Decided: 28/05/2026  
Appellant Type: 1st Party  
Appeal Decision: Grant Permission & Refuse Permission  
Councils Decision: Grant Retention & Grant Permission & Refuse Permission  
Applicant: Lucan Sarsfields GAA club

Location: 12th Lock, Ballymakailly, Newcastle Road, Lucan, Co. Dublin, K78 V0F4

Description: (a) A new full sized all-weather sports playing pitch to replace the existing grass surfaced Junior sports pitch and adjoining part undeveloped yard area, all with associated fencing, ball stop netting, 6 no. 22m high lighting masts and floodlighting, (b) Change of use of adjoining part undeveloped yard area to sports playing pitch to include removal and relocation of existing boundary fence, all to facilitate the new all-weather sports playing pitch, (c) A new 6m high hurling wall and all-weather sports playing area, all with associated fencing, ball stop netting, 4 no. 16m high lighting masts and floodlighting, (d) All associated site works, land drainage and landscaping, (e) Retention of the existing as built hurling wall as modified, as originally granted under planning permission ref: SD04A/0520 for 2 ball alleys.

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**LRD25A/0008W**

An Bord Pleanala Ref: ACP-324071-26  
Appeal Decided: 27/05/2026  
Appellant Type: 1st Party  
Appeal Decision: Refuse Permission  
Councils Decision: REFUSE PERMISSION  
Applicant: Romeville Developments Ltd

Location: a 5.8 hectare site at lands to the east of Stoney Hill Road & incl. lands at part of the existing, Peyton residential site to the west of Stoney Hill Road, Rathcoole, Co. Dublin, D24 V578

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Description: (1) Demolition of 5 no. existing dwellings and associated outbuildings on the site. (2) Construction of a 176 no. dwellings on the site to the east of Stoney Hill Road comprising 100 no. duplex units and 76 no. houses and with a mix comprising of 16 no. 1 beds, 50 no. 2 beds, 70 no. 3 beds and 40 no. 4 beds with detached, semi-detached and terraced units. The house types include two storey and three storey typologies and the duplex units are three storeys in height. (3) A total of 245 no. surface car parking spaces for the residential development (including visitor, accessible and EV charging spaces) comprising of 152 no. for the 76 no. houses and 93 no. for the 100 no. duplex units. (4) Bicycle parking comprising of 187 no spaces in total (including 3 no. cargo bicycle spaces) in sheltered bicycle stores. (5) Open space comprising of: a) 8,725 sq.m of public open space, including the main park and pocket parks. b) 2,680 sq.m of communal open space, including 100 sq.m of play to serve the duplex units, c) 4,311 sq.m of ecological open space, including landscape buffers. (6) A new vehicular, pedestrian and cyclist access from Stoney Hill Road to the north-west of the residential development site and a secondary access for emergency vehicles only further to the south on Stoney Hill Road. (7) A 2 no. storey creche building of 639.2 sq.m plus an outdoor play area of 591 sq.m located on an existing undeveloped portion of the Peyton site located to the west of Stoney Hill Road. The creche includes 10 no. car parking spaces and 20 no. bicycle parking spaces. The cr?che development includes all associated and ancillary works. (8) Infrastructure works to serve the proposed development to include the internal road network, ESB substations/switchrooms, lighting, site drainage works, hard and soft landscaping, boundary treatment, and all ancillary site services and development works above and below ground. A Natura Impact Statement (NIS) has been prepared in respect of the proposed development and is submitted as part of the planning application.

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**LRD25A/0009W**

An Bord Pleanala Ref: ACP-324080-26  
Appeal Decided: 27/05/2026  
Appellant Type: 3RD PARTY  
Appeal Decision: Grant Permission  
Councils Decision: GRANT PERMISSION  
Applicant: Midsal Homes Limited

Location: A site of approximately 1.19 Ha at Belgard Square East, Belgard Road and Old Blessington Road, Tallaght, Dublin 24

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**Description:** The proposed development principally comprises: the demolition and removal of existing boundary walls and railings on the main development site's eastern, western and northern sides; and the construction of a mixed-use development in 2 No. blocks (Block A to the south and Block B to the north) with a gross floor area of 23,540 sq m (including basement of 275 sq m) and ranging in height from 1 No. to 7 No. storeys (with mezzanine level) over basement. The development includes a total of 199 No. residential dwellings (6 No. studios, 47 No. 1-bed, 98 No. 2-bed and 48 No. 3-bed) in the 2 No. blocks, with Block A comprising 49 No. 'senior living' apartment units and Block B comprising 150 No. 'standard' apartment units. The development also includes 2,123 sq m of non-residential floor space, with the following uses proposed: 4 No. retail units (totalling 331 sq m); 4 No. class 1 / class 2 commercial units (totalling 387 sq m); a bicycle sales and repair shop (81 sq m); an off-licence (64 sq m); a bar (151 sq m); a cafe (87 sq m); a medical centre (210 sq m); a dental practice (72 sq m); a pharmacy (195 sq m); a beauty/health salon (195 sq m); and a crèche (350 sq m) with external play area. The development also comprises: an undercroft car park accessed via a new entrance/exit at Belgard Square East which provides 58 No. car parking spaces; a gated service lane to the south of Block A, with entrances/exits off Belgard Square East and Belgard Road; 2 No. pedestrian/cycle crossings, at Belgard Square East and Belgard Road; continuation of the northbound cycle lane from Belgard Road onto Old Blessington Road; alteration to the median and northbound right turn at Belgard Road onto Abberley Square; cycle parking; internal communal amenity spaces for the senior living units; hard and soft landscaping, including public open space, communal amenity space and incidental spaces; private amenity spaces (as balconies and terraces facing all directions); boundary treatments; 2 No. sub-stations; plant/operational rooms; bin stores; public lighting; blue roofs; rooftop PV arrays; lift overruns and rooftop opening vents atop both blocks; 4 No. 0.3 m diameter microwave link dishes mounted on 2 No. steel support poles affixed to the Block B lift overrun, all enclosed in radio-friendly GRP shrouds; and all associated works above and below ground. Note for the mixed-use question below: there are too many non-residential uses proposed relative to the lines available, so we have provided the residential floor area and the combined non-residential floor area. See submitted materials for details of the individual non-residential uses. The main development site (approximately 0.91 Ha) is generally bound: to the north by Old Blessington Road; to the east by Belgard Road.

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