



An
Bord
Pleanála

Board Direction
BD-014321-23
ABP-317532-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/10/2023.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development, by reason of a loss of public open space and the compromising of street parking, would result in the creation of inadequate areas of open space, would seriously injure the amenities of property in the vicinity and would be contrary to Section 12.6.10 of the South County Dublin Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of a loss of open space and in the absence of measures demonstrating how it contributes to the protection or enhancement of green infrastructure at the eastern area of the site, would be contrary to Policy Objectives G11 Objective 4, G12 Objective 4 and Section 12.7.6 of the South Dublin County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The proposed development would set an undesirable precedent in terms of loss of green areas/ grass margins and potential tree planting locations in

order to facilitate car parking for other similar developments, which would in themselves and cumulatively, be harmful to the residential amenities and green infrastructure of the area and would be contrary to the proper planning and sustainable development of the area.

Board Member



Mary Cregg

Date: 27/10/2023