

An  
Bord  
Pleanála

**Board Direction**  
**BD-016594-24**  
**ABP-318158-23**

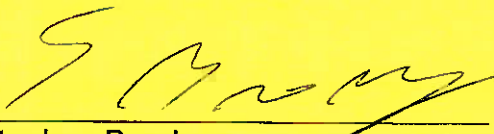
The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/06/2024.

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 site is subject to the zoning objective 'OS' 'To preserve and provide for open space and recreational amenities in the South Dublin County Development Plan 2022-2028. Residential use is open for consideration only where H3 Objective 4, with lands zoned 'OS' applies. It is considered that the applicant has failed to demonstrate compliance with this policy objective. The proposed development would materially contravene the South Dublin County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would endanger public safety by reason of traffic hazard and/or obstruction of road users due to the proximity of the access points to a busy arterial route, as well as the narrow/skewed driveways and the proximity of the driveways to each other. The proposed development would be contrary to Policy SM5 (Street and Road Design) of the South Dublin County Development Plan 2022-2028, which seeks to promote road safety, and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**



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Stephen Brophy

**Date:** 17/06/2024