

An  
Bord  
Pleanála

Board Order  
ABP-311119-21

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**Planning and Development Acts 2000 to 2020**

**Planning Authority: South Dublin County Council**

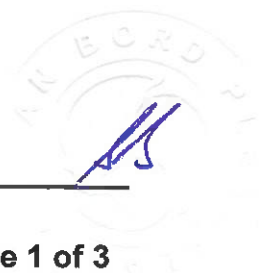
**Planning Register Reference Number: SD20A/0189**

**APPEAL** by James Fitzgerald of 1 Limekiln Grove, Walkinstown, Dublin and by Susan Cruse of The Bungalow, 10 Limekiln Grove, Walkinstown, Dublin against the decision made on the 21<sup>st</sup> day of July, 2021 by South Dublin County Council to grant subject to conditions a permission to Fareplay Energy Limited care of McArdle Doyle of Second Floor, Exchange Building, The Long Walk, Dundalk, County Louth.

**Proposed Development** Permission for: (i) car wash; (ii) car wash plant room; (iii) all associated revisions to site layout including relocation of existing services and (iv) all associated site development works, all at Circle K Service Station, Saint Peters Road, Walkinstown, Dublin.

## **Decision**

**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.




## **Matters Considered**

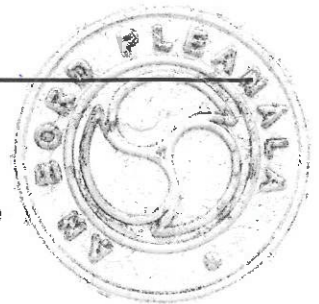
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## **Reasons and Considerations**

Having regard to the proximity of the adjoining residential property at Number 1 Limekiln Grove, to the scale and location on the site of the proposed car wash and plant room which is located forward of the existing building line along Limekiln Grove, and to the layout of the proposed access road, the Board is not satisfied, on the basis of the information submitted with the application and the appeal, that the proposed development would not seriously injure the visual and residential amenities of the area and would not lead to car movements accessing and egressing the proposed development that would endanger pedestrian safety by reason of traffic hazard. The proposed development would not, therefore, be in accordance with the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board was not satisfied that the proposed increased setback distance from the site's north-east boundary, would militate against the significant visual and residential amenity of the area, in particular, the adjacent residential property at Number 1 Limekiln Grove. Furthermore, the Board was not satisfied that the condition to raise the proposed pedestrian route at the north-eastern site boundary to prioritise pedestrian access would adequately address the hazard to pedestrians from vehicle movements egressing the proposed car wash facility.

  
Stephen Bohan  
Member of An Bord Pleanála  
duly authorised to authenticate  
the seal of the Board.



Dated this 10<sup>th</sup> day of December 2021.