

Planning and Development Acts 2000 to 2021

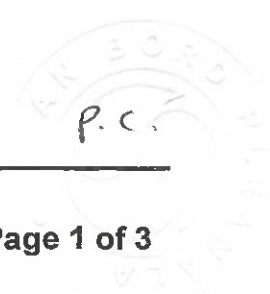
Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20A/0262

APPEAL by Colm Neville Construction Unlimited Company care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 19th day of July, 2021 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: The construction of a 242 bedroom hotel in a building ranging in height from seven to ten storeys over ground and lower ground floor levels. The development will include the following:

- Lower Ground Floor accommodating 202 number car parking spaces, 54 number bicycle parking spaces, plant, stores and ESB substation;
- Ground Floor accommodating hotel entrance and reception area, restaurant and bar, outdoor terrace and patio with canopies, function room, meeting rooms, kitchen, staff facilities, stores, toilets and plant;
- Ground Floor Mezzanine accommodating meeting rooms, admin office, store and laundry facilities;

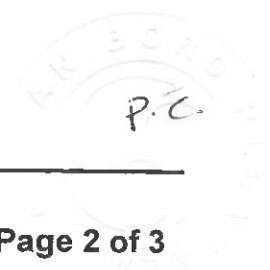


- First to ninth floor accommodating 242 number hotel bedrooms including 17 number suites;
- Tenth floor accommodating gym/yoga studio, plant, storage and a roof terrace;
- Vehicular access from both the N7 slip road and Knockmeenagh Lane, with link street across the site;
- Upgrade works to Knockmeenagh Lane, landscaping, boundary treatment, wastewater pumping station, associated signage and all site development works and services,

at site located in the townland of Bushelloaf, Clondalkin, Dublin. The site is located between Knockmeenagh Lane to the north, Saint Brigid's Cottages to the east, the Nass Road (N7) to the south and the Nass Road Business Park to the west.

Decision

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



Reasons and Considerations

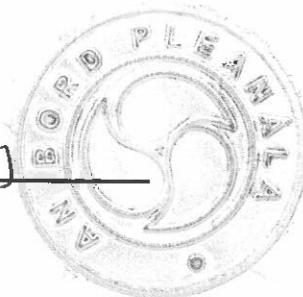
The proposal entails primary access and egress off a slip road running parallel to the N7 National Route. This slip road functions as a high-level access and egress for traffic using the N7 and facilitating local access and bus routes. The nature of the proposed use would be likely to generate a significant level of vehicular traffic/high level dependency on private vehicular traffic. On the basis of the information submitted with the application and the appeal, the Board is not satisfied that the direct access and egress as proposed onto and from the N7 slip road would not result in conflicts with the existing flow, function and use of the N7 slip road at a location where there is a need to safeguard the capacity, safety and smooth traffic flow onto this strategically important multi-modal radial route and where the proposed development may have potential to endanger public safety by reason of traffic hazard or obstruction of road users and would be contrary to the national policy set out in the Transport Infrastructure Ireland's Traffic and Transport Assessment Guidelines (2014) and the Spatial Planning and National Roads - Guidelines for Planning Authorities issued by the Department of the Environment, Community and Local Government in January, 2012. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Patricia Calleary

Patricia Calleary

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 07 day of July 2022.