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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD22A/0076**

**APPEAL** by Frank O’Gorman of The Farmyard, Cruagh Road, Rathfarnham, Dublin against the decision made on the 5<sup>th</sup> day of May, 2022 by South Dublin County Council to refuse permission.

**Proposed Development** : Construction and reinstatement of tea rooms to include reception, main tea room area, kitchen; lobby, 2 wc's, patio areas and parking and installation of a septic tank and percolation area with all ancillary site works at O'Neill’s Tea Rooms, Cruagh Road, Rathfarnham, Dublin.

**Decision**

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

## Reasons and Considerations

1. The proposed development is located in an area zoned High Amenity Dublin Mountains – HA-DM in the South Dublin County Development Plan 2022-2028, for which the objective is 'To protect and enhance the outstanding natural character of the Dublin Mountains Area'. The proposed development is not in accordance with the HA-DM zoning for the site as it would not be in an 'existing building' as required by the zoning objective. The proposed development would, therefore, be contrary to the policies and objectives set out in the South Dublin County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.
2. The proposed development does not include any provisions for safe pedestrian and cycle movements within the site or demonstrate how vehicles can enter and exit the site safely. In the absence of these provisions, it is considered that the proposed development would endanger public safety by reason of a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
Liam Bergin

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

Dated this 16 day of October 2023.