



An
Bord
Pleanála

Board Order

ABP- 314598-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22B/0282

Appeal by Colm Cosgrove of 32 Saint Enda's Park, Dublin against the decision made on the 15th day of August, 2022 by South Dublin County Council to refuse permission.

Proposed Development: Widening of vehicular access from public road at 32 Saint Enda's Park, Rathfarnham, Dublin.

Decision

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

Reasons and Considerations

It is considered that the proposed development, by virtue of the excessive width of the proposed shared vehicular entrance, would result in the loss of existing on-street parking and would therefore exacerbate on-street car parking pressures. In addition, it has not been adequately demonstrated that the proposed development would not adversely impact the ongoing viability of an existing street tree. In this regard, the proposed development would have a negative impact on the visual amenity of the site and surrounding area and would establish a poor precedent for similar development in the surrounds. The proposed development fails to accord with Section 12.7.6 (Car Parking Design and Layout) of the South Dublin County Development Plan, 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Eamonn Patrick Kelly

Member of An Bord Pleanála

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

Dated this *28* day of *June* 2023