



An
Bord
Pleanála

Board Order
ABP-317196-23

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23B/0087

APPEAL by Robert Conway care of Bell Associates of Executive House,
Whitestown Road, Rush, County Dublin against the decision made on the 25th
day of April, 2023 by South Dublin County Council to refuse permission.

Proposed Development: Construction of new vehicular entrance, dishing of
foothpath and associated site works at Roseville, 1 Hyde Park, Terenure,
Dublin.

Decision

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

Reasons and Considerations

Fortfield Road is a heavily trafficked local distributor road with a multiplicity of residential and educational entrances off it and a series of road junctions in the vicinity of the site. The proposed new access would require that a car would access the parking space over a public footpath and reverse out over the footpath into vehicular traffic at an angle. The proposed development would endanger pedestrian safety on the footpath and traffic safety on the public road and would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

Eamonn James Kelly

Member of An Bord Pleanála

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

Dated this *20th* day of *September*, 2023.