



Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23B/0175

APPEAL by Emma Healy and Cian O'Sullivan care of Lawrence and Long Architects of 13 Fitzwilliam Square, Dublin against the decision made on the 15th day of June, 2023 by South Dublin County Council to refuse permission.

Proposed Development: Provision of an off-street car parking space and associated hard and soft landscaping to the front garden. The development will include the removal of a portion of the existing front boundary wall, the provision of a new matching pier, the part removal of a section of the communal grassed area outside, the associated dishing of the public footpath and all ancillary works to facilitate the development, all at 14 Hillsbrook Crescent, Perrystown, Dublin.

Decision

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

Reasons and Considerations

1. The proposed development, by reason of a loss of public open space and the compromising of street parking, would result in the creation of inadequate areas of open space, would seriously injure the amenities of property in the vicinity and would be contrary to Section 12.6.10 of the South Dublin County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, by reason of a loss of open space and in the absence of measures demonstrating how it would contribute to the protection or enhancement of green infrastructure at the eastern area of the site, would be contrary to Policy Objectives GI1 Objective 4, GI2 Objective 4 and Section 12.7.6 of the South Dublin County Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The proposed development would set an undesirable precedent in terms of loss of green areas/grass margins and potential tree planting locations in order to facilitate car parking for other similar developments, which would, in themselves and cumulatively, be harmful to the residential amenities and green infrastructure of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Cregg

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

Dated this 31st day of October 2023.