



An  
Bord  
Pleanála

Board Order  
ABP-318158-23

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD23A/0173**

**APPEAL** by Imad Hassan care of Paul Sheehy of 4 Maywood Crescent, Raheny, Dublin against the decision made on the 12<sup>th</sup> day of September, 2023 by South Dublin County Council to refuse permission.

**Proposed Development:** Construction of two number semi-detached two-storey dwellings, including all associated site works, landscaping and SUDs drainage details, increasing a section of the side boundary wall to 1.8 metres in height, new vehicular access exiting onto Cloonmore Drive for each dwelling, all at the site to the side of 1 Cloonmore Drive, Dublin.

**Decision**

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

## Reasons and Considerations

1. The site is subject to the zoning objective 'OS 'To preserve and provide for open space and recreational activities' in the South Dublin County Development Plan 2022-2028. Residential use is open for consideration only where H3 Objective 4, with lands zoned 'OS' applies. It is considered that the applicant has failed to demonstrate compliance with this policy objective. The proposed development would materially contravene the South Dublin County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development would endanger public safety by reason of traffic hazard and/or obstruction of road users due to the proximity of the access points to a busy arterial route, as well as the narrow/skewed driveways and the proximity of the driveways to each other. The proposed development would be contrary to Policy SM5 (Street and Road Design) of the South Dublin County Development Plan 2022-2028, which seeks to promote road safety, and would, therefore, be contrary to the proper planning and sustainable development of the area.

  
**Stephen Brophy**

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

Dated this 19<sup>th</sup> day of June 2024.