



An  
Bord  
Pleanála

Board Order  
ABP-319165-24

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**Planning and Development Acts 2000 to 2022**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD23A/0313**

**APPEAL** by Rosemount Properties Limited care of SCA Planning and Development Consultants of 17A Bridgecourt Office Park, Walkinstown Avenue, Dublin against the decision made on the 1<sup>st</sup> day of February 2024 by South Dublin County Council to refuse a permission.

**Proposed Development:** Detached part two-storey four bedroom house with vehicular access from Stocking Lane and all associated site works, at Stocking Lane, Rathfarnham, Dublin.

## **Decision**

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

## Reasons and Considerations

Having regard to the provisions of the South Dublin County Council Development Plan, it is considered that the proposed development, given the location of the proposed vehicular access on Stocking Lane, the proximity of other vehicular entrances to the site and the inability of refuse collection and emergency vehicles to safely access the site without causing obstruction close to a bend, would generate a traffic hazard and endanger public safety. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board agreed with the planning authority and its Roads Department that the proposed vehicular entrance was unsafe and noted that any alternative access arrangement was a matter for any future application that might be submitted to the planning authority.



  
Declan Moore

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

Dated this *1<sup>st</sup>* day of *October* 2024.