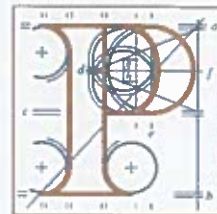


Our Case Number: ABP-312453-22

Planning Authority Reference Number: SD21A/0293



An  
Bord  
Pleanála

South Dublin County Council  
Planning Department  
County Hall  
Tallaght  
Dublin 24

Date: 12 APR 2022

Re: Construction of a detached, three bedroom dwelling.  
Vacant garden plot site adjacent to 36, Montpellier View, Dublin 24

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2021. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website ([www.pleanala.ie](http://www.pleanala.ie)). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,

  
Violet Kennedy  
Executive Officer

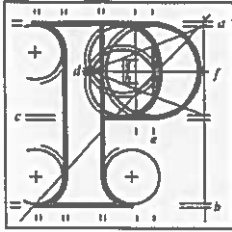
BP100N



Tel	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1890 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	<a href="http://www.pleanala.ie">www.pleanala.ie</a>
Ríomhphost	Email	<a href="mailto:bord@pleanala.ie">bord@pleanala.ie</a>

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902





**An  
Bord  
Pleanála**

**Board Order  
ABP-312453-22**

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD21A/0293**

**APPEAL** by David, James, Denise and Yvonne Souhan care of Hogan Architects of 9 Millmount Avenue, Drumcondra, Dublin against the decision made on the 13<sup>th</sup> day of December, 2021 by South Dublin County Council to refuse permission.

**Proposed Development:** Construction of a detached, three bedroom dwelling at the vacant garden plot to include dishing of existing footpath and kerb finishes allowing for vehicular access across the site boundary to enable the provision of one off-street parking space and all associated site works at a vacant garden plot site adjacent to 36 Montpellier View, Dublin.

### **Decision**

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

## Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

## Reasons and Considerations

The South Dublin County Development Plan sets a minimum of 60 square metres of private open space per three bed houses. The proposed dwelling house would not meet this minimum standard. Therefore, the proposed development would give rise to substandard residential accommodation, would materially contravene an objective set out in the County Development Plan and be contrary to the proper planning and sustainable development of the area.



**Paul Hyde**

**Member of An Bord Pleanála**

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



Dated this *11<sup>th</sup>* day of *April* 2022