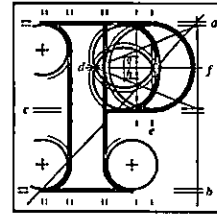


Our Case Number: ABP-314598-22

Planning Authority Reference Number: SD22B/0282

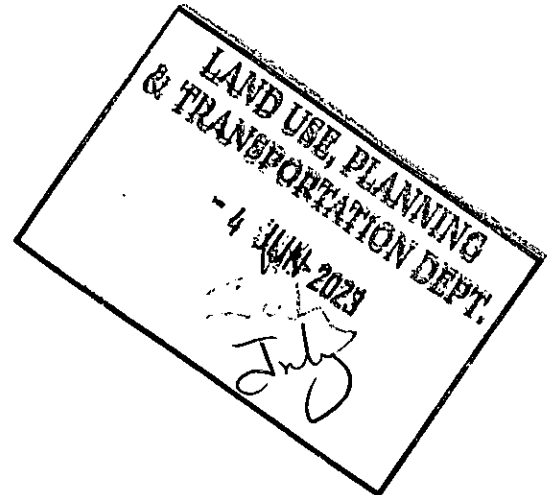


An
Bord
Pleanála

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 03 JUL 2023

Re: Widening of vehicular access from public road.
32, St. Enda's Park, Rathfarnham, Dublin 14



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 2022. A copy of the order is enclosed.

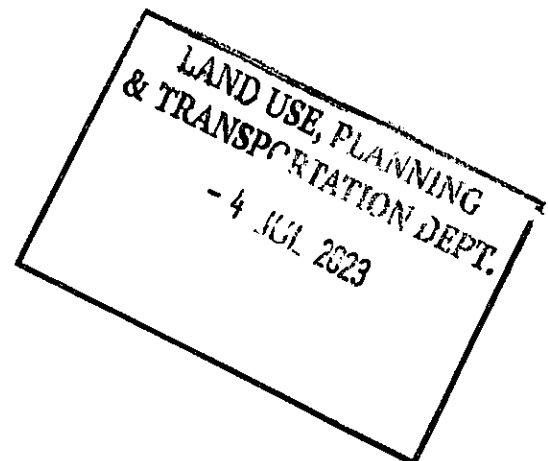
In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred 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). 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,

Yvonne McCormack
Executive Officer

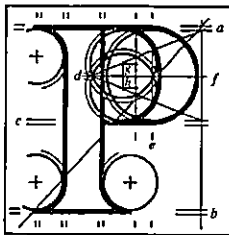
BP100PAN



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Facs	Fax	(01) 872 2684
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64 Sráid Maoilbhríde
Baile Átha Cliath 1
D01 V902

64 Marlborough Street
Dublin 1
D01 V902



An
Bord
Pleanála

Board Order

ABP- 314598-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22B/0282

Appeal by Colm Cosgrove of 32 Saint Enda's Park, Dublin against the decision made on the 15th day of August, 2022 by South Dublin County Council to refuse permission.

Proposed Development: Widening of vehicular access from public road at 32 Saint Enda's Park, Rathfarnham, Dublin.

Decision

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

Reasons and Considerations

It is considered that the proposed development, by virtue of the excessive width of the proposed shared vehicular entrance, would result in the loss of existing on-street parking and would therefore exacerbate on-street car parking pressures. In addition, it has not been adequately demonstrated that the proposed development would not adversely impact the ongoing viability of an existing street tree. In this regard, the proposed development would have a negative impact on the visual amenity of the site and surrounding area and would establish a poor precedent for similar development in the surrounds. The proposed development fails to accord with Section 12.7.6 (Car Parking Design and Layout) of the South Dublin County Development Plan, 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.



Eamonn Patrick Kelly

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *28* day of *June* 2023