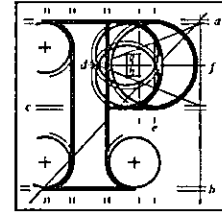


Our Case Number: ABP-313705-22

Planning Authority Reference Number: SD22A/0076

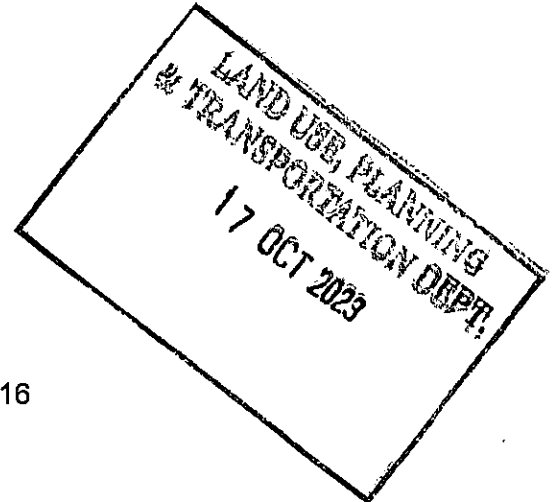


**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 16 OCT 2023

Re: Construction of tea rooms and all associated site works
O'Neills Tea Rooms, Cruagh Road, Rathfarnham, Dublin 16



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.

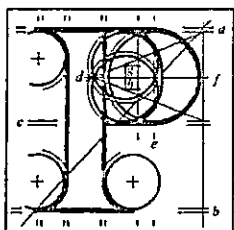
The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

Yours faithfully,

Carmel Morgan
Executive Officer

Tel	Tel	(01) 858 8100
Glaos Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

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

Board Order
ABP-313705-22

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22A/0076

APPEAL by Frank O’Gorman of The Farmyard, Cruagh Road, Rathfarnham, Dublin against the decision made on the 5th day of May, 2022 by South Dublin County Council to refuse permission.

Proposed Development : Construction and reinstatement of tea rooms to include reception, main tea room area, kitchen; lobby, 2 wc's, patio areas and parking and installation of a septic tank and percolation area with all ancillary site works at O’Neill’s Tea Rooms, Cruagh Road, Rathfarnham, Dublin.

Decision

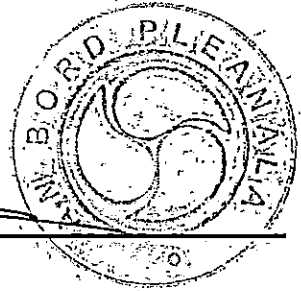
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The proposed development is located in an area zoned High Amenity Dublin Mountains – HA-DM in the South Dublin County Development Plan 2022-2028, for which the objective is 'To protect and enhance the outstanding natural character of the Dublin Mountains Area'. The proposed development is not in accordance with the HA-DM zoning for the site as it would not be in an 'existing building' as required by the zoning objective. The proposed development would, therefore, be contrary to the policies and objectives set out in the South Dublin County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.
2. The proposed development does not include any provisions for safe pedestrian and cycle movements within the site or demonstrate how vehicles can enter and exit the site safely. In the absence of these provisions, it is considered that the proposed development would endanger public safety by reason of a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.


Liam Bergin

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



Dated this 16 day of October 2023.