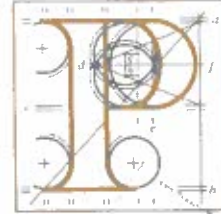


Our Case Number: ABP-315890-23

Planning Authority Reference Number: SD22A/0023



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 03 JAN 2024

Re: House, car parking space accessible via Barrack Court; provision of 2 replacement car parking spaces for use by residents of Barrack Court and all ancillary works.
Lands to rear of The Copper Kettle Coffee Shop, Main Street, Rathcoole, Co. Dublin (A Protected Structure)

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.

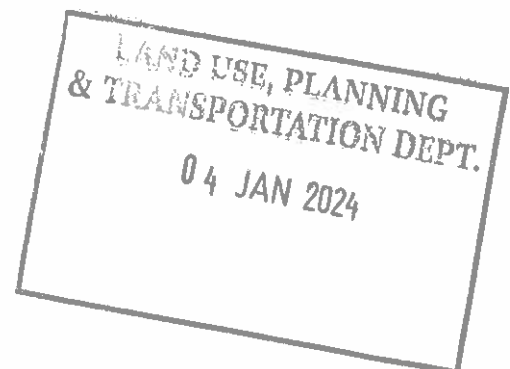
In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred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

Kieran Somers
Executive Officer

BP100N

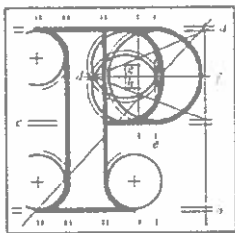


Teil
Glao Áitiúil
Facs
Láithreán Gréasáin
Ríomhphost

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64 Sráid Maoilbhríde
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Dublín 1
D01 V902



An
Bord
Pleanála

Board Order
ABP-315890-23

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22A/0023

APPEAL by Garocal Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 26th day of January, 2023 by South Dublin County Council to refuse permission.

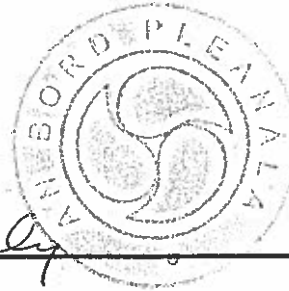
Proposed Development: Construction of one two-storey two-bedroom, infill dwelling serviced by private amenity space to rear and one on-curtilage vehicular parking space accessible via Barrack Court. Provision of two replacement vehicular parking spaces for use by residents of Barrack Court and all ancillary works, inclusive of SuDs surface water drainage, site works, boundary treatments and landscaping necessary to facilitate development, all at lands to rear of The Copper Kettle Coffee Shop, Main Street, Rathcoole, County Dublin (a protected structure).

Decision

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

Reasons and Considerations

1. The Board is not satisfied, on the basis of the information submitted in support of the planning application and the appeal, that the applicant has demonstrated sufficient legal interest to carry out the alterations proposed to the layout of Barrack Court to enable access to be provided to the site. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the layout and restricted nature of the proposed relocated car parking spaces within the Barrack Court residential development, and the vehicle manoeuvres required of motorists using the relocated spaces, which would necessitate excessive reversing, it is considered that the proposed development would endanger public safety by reason of traffic hazard. Furthermore, it is considered that the relocation of the two parking spaces would represent a loss of amenity for residents entitled to use those spaces. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.




Mary Henchy

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

Dated this 3rd day of January 2024.