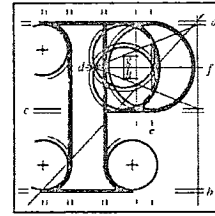


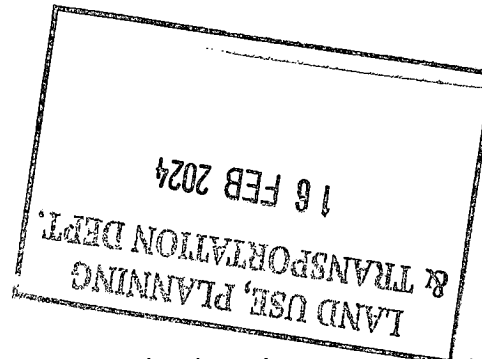
Our Case Number: ABP-315930-23

Planning Authority Reference Number: SD22A/0444



**An
Bord
Pleanála**

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24



Date: 15 FEB 2024

Re: 4 houses and associated car parking, private open space, landscaping, connection to existing services, vehicular access from Knocklyon Road and all associated site development works Knocklyon Road, Knocklyon, Dublin 16.

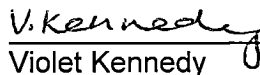
Dear Sir / Madam,

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,

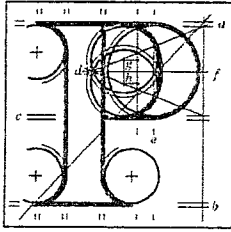


Violet Kennedy
Executive Officer

BP100N

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

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



An
Bord
Pleanála

Board Order
ABP-315930-23

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD22A/0444

APPEAL by Pathway Homes Limited care of MKO, Tuam Road, Galway against the decision made on the 30th day of January, 2023 by South Dublin County Council to refuse permission.

Proposed Development: The provision of four number five bedroom 2.5 storey semi-detached houses and associated car parking, private open space, site landscaping, connection to existing services as well as the provision of vehicular access from Knocklyon Road and all associated site development works at Knocklyon Road, Knocklyon, Dublin.

Decision

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


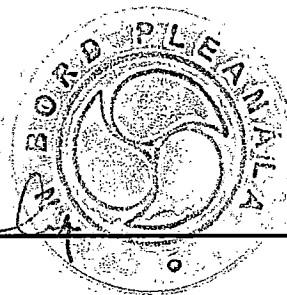
Reasons and Considerations

The Board concurred with the Inspector and the planning authority on the substantive reason for refusal that being the planning history on this site and the existing use of this area as open space. The Board considered the existing use accorded with the RES zoning objective.

The Board noted that the Sustainable Residential Development and Compact Settlement Guidelines for Planning Authorities have issued since the Inspector's report was prepared but considered, having regard to the substantive reasons for refusal, that this did not affect the decision.

1. The site on which the development is proposed is located on lands which are subject to a 'Deed of Dedication' which is a commitment with the council that it remains for the purposes of public open space. In addition, the council have been maintaining this area as public open space for a considerable period. Having regard to the above, it is considered that the proposed development, if permitted, would result in the loss of existing amenity space which would have a negative impact on the residential amenities of the area, would have a negative impact on biodiversity and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would materially contravene a condition attached to the permission for the existing Knocklyon Housing Estate which provided for five number Play Spaces, the proposed development site being one of these spaces. Condition number 6 of the then permitted development stated that these spaces be reserved for public open space. It is considered that the proposed development would contravene this condition and 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 *14th* day of *February* 2024