

An
Bord
Pleanála

Board Order
ABP-321012-24

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0007

APPEAL by Elaine Hawkins care of Hogan and Associates Chartered Engineers of Olivemount House, Olivemount Road, Windy Arbour, Dublin against the decision made on the 11th day of September 2024, by South Dublin County Council, to refuse permission.

Proposed Development: Change of use of first floor storage area to creche classroom at Unit 1, Alpine Kidz, Green Isle Business Park, Boot Road, Dublin.

Decision

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

Reasons and Considerations

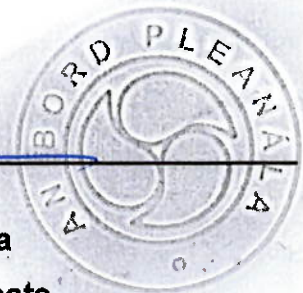
In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the Inspector's observation that there is an absence of satisfactory pedestrian facilities and footpaths and an absence of separation of pedestrians and vehicles internally within the site, and on the public road in the vicinity of the access to the business park in which the site is located, which, given the nature of the predominant use of the business park and the wider road infrastructure in the area, is unlikely to be upgraded. The Board agreed with the planning authority that, owing to the inadequate pedestrian and parking facilities/arrangements which serve the existing facility, the development as proposed, involving the intensification of the permitted facility, would generate a traffic hazard, would endanger public safety, and would, therefore, be contrary to the proper planning and sustainable development of the area.



Mary Rose McGovern

Member of An Bord Pleanála

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



Dated this *11* day of *February* 2025.