



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0532

APPEAL by David and Denise Priestley care of Liam Cullen Design and Planning of 44 Ballinteer Crescent, Dublin against the decision made on the 12th day of September, 2019 by Dún Laoghaire-Rathdown County Council for permission for development comprising retention of front garden boundary wall - 49.62 metres in length and ranging in height from 1.14 metres to 2.55 metres, associated vehicular entrance piers - ranging in height from 1.44 metres to 1.51 metres and pedestrian entrance piers - 2.16 metres in height at 23 Meadow Park Avenue, Churchtown, Dublin in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to condition permission for the retention of the approximately 14 metres long boundary wall along the paved area accessing the Electricity Supply Board cabinet in the south-eastern area of the site and the pedestrian entrance and piers and to refuse permission for the retention of the boundary wall along the public footpath on Meadow Park Avenue and Mountain View Drive and the associated vehicular entrance).

Decision

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

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. The Board considered that the retention of the boundary wall and associated piers, by reason of excessive height relative to existing boundaries, material finish, and design, would be out of character with the established pattern of development in the vicinity and would constitute a visually discordant feature that would be detrimental to the distinctive character of this area. The development for which retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

- 2 The Board considered that the proposed development would endanger public safety by reason of traffic hazard as the retention of the boundary wall and associated piers would reduce available sightlines along Meadow Park Avenue and Mountain View Drive especially where vehicular traffic exiting residential units, and an access to an electricity substation, interact with pedestrians on the public footpath

Paul Hyde

Member of An Bord Pleanála

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

Dated this day of 2020.