

An
Bord
Pleanála

Board Direction
BD-014365-23
ABP-314839-22

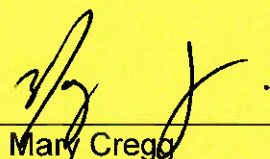
The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/10/2023.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. It is the Policy Objective GIB6 of the Dún Laoghaire-Rathdown County Council County Development Plan 2022-2028 to prevent development which would block or otherwise interfere with views or prospects and there is an objective 'to preserve views' along Boranaraly Lane identified on Map 12 of the Development Plan. It is considered that the development, by reason of the excessive height, width and design of the gate, wall and piers, interferes with the character of the landscape and with a view which it is necessary to preserve and protect under Policy Objective GIB6 of the Development Plan. The retention of the proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. It is considered that the development would endanger public safety by reason of traffic hazard, because sight lines are restricted in each direction from the entrance, while the limited setback of the access gate from the roadside edge requires vehicles entering and exiting the site to park on the public road to the extent that the movements of vehicles accessing and egressing the site would interfere with the safety and free flow of traffic on the public road by reason of obstructing road users.

Board Member


Mary Cregg

Date: 17/11/2023