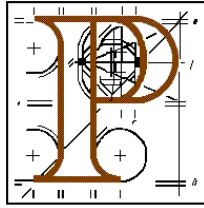


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0493

An Bord Pleanála Reference Number: PL 06D.247285

APPEAL by Aldworth Properties (Jersey) Limited care of ILTP Consulting of Saint Albert's House, Dunboyne, County Meath against the decision made on the 23rd day of August, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Provision of a new vehicular access on to Blackglen Road, removal of a portion of the existing boundary fence (rubble wall), provision of a five metre wide gate set back six metres from the public road and a post and wire fence, not exceeding 1.5 metres in height, between the proposed gate and the existing boundary fence at Blackglen Road. All at Blackglen Road, Sandyford, Dublin.

DECISION

REFUSE permission for the above proposed development based on 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

The proposed development would be premature pending the upgrade of the Blackglan Road in terms of the lack of adequate, safe pedestrian facilities, which renders it unsuitable to carry the increased construction traffic likely to result from the proposed development. The proposed development would, therefore, endanger public safety by reason of traffic hazard.

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

Dated this day of 2017.