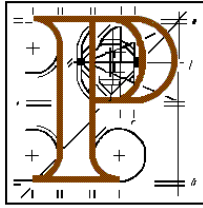


# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0175**

An Bord Pleanála Reference Number: PL 06D.247290

**APPEAL** by Yseult Freeney and Donal O' Connell of Pirton, Sydenham Villas, Dundrum, Dublin against the decision made on the 24<sup>th</sup> day of August, 2016 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to Jammel Pirton Limited care of PDS - Planning and Design Solutions of Lismard House Tullow Street, Carlow in accordance with plans and particulars lodged with the said Council.

**PROPOSED DEVELOPMENT:** Amendment to previously granted planning application reference numbers D08A/0574 and D09A/0213 (together with An Bord Pleanála Reference Number PL 06D.233962) at Pirton, Sydenham Villas, Dundrum, Dublin. The application shall consist of the removal of a pedestrian access from the development to Overend Way as part of the above mentioned application reference numbers.

## **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

1. Having regard to the ministerial guidelines and national transportation policies regarding access to public transport infrastructure and to council policy to promote and implement through development management pedestrian permeability and linkages to adjacent neighbourhoods and facilities, including public transport nodes as per Section 2.2.7.2 - Policy ST6: Footways and Pedestrian Routes; Section 8.1.1.1 - Policy UD1: Urban Design Principles; and Section 8.2.3.1 - Quality Residential Design of the current County Development Plan 2016-2022, it is considered that the removal of a pedestrian access would be contrary to national and local planning policies, would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the planning permission granted under An Bord Pleanála Reference Number PL06D.233962 and to condition number 1 (plan particulars) and to condition number 3 attached to this permission which required, inter alia, that "The sliding gate at the site entrance from Sydenham Villas and the gates to the pedestrian steps from Overend Way shall be omitted", it is considered that to grant permission for the removal of the pedestrian access would contravene materially the terms of conditions numbers 1 and 3 of An Bord Pleanála Reference Number PL06D.233962 and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                      day of                      2017.**