

Board Order PL 06S.248813

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17B/0145

Appeal by Sharon Browne care of planning-appeals.ie of Tirnaneil, Monaghan, County Monaghan against the decision made on the 7th day of June, 2017 by South Dublin County Council to refuse permission.

Proposed Development: Widening of existing pedestrian gate to create a new vehicular entrance onto Wainsfort Road and all associated site works at 93 Wainsfort Road, Terenure, Dublin.

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. Having regard to the existing vehicular access layout, parking provision and turning area located to the rear of the subject site to serve the subject dwelling and neighbouring house, which was permitted under the original planning permission for the College Square development to serve the dwelling on the subject site, it is considered the provision of a new vehicular entrance to the front of the dwelling and additional car parking spaces would be an excessive and unnecessary form of development within a suburban area served by a quality public transport system, and would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2. Having regard to the close proximity of the proposed entrance to the signalled junction of Wainsfort Road and College Drive, it is considered that traffic movements generated by the proposed development would result in conflicting traffic movements at a location which is heavily trafficked with multiple movements, and it is considered the proposed development would 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

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