



An
Bord
Pleanála

Board Order
PL 06S.249106

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17B/0215

Appeal by Joe Kehoe care of Rory Kissane Architectural Design of 1 Old Fair Green, Dunboyne, County Meath against the decision made on the 31st day of July, 2017 by South Dublin County Council to refuse permission.

Proposed Development: Widening of the existing vehicular entrance, with the erection of new entrance gates, pedestrian gate, new granite piers to match existing and all other ancillary site development works at Crockshane, Redgap, Rathcoole, County 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

The proposal entails the significant widening of a vehicular entrance and provision of additional structures that are unsympathetic in their design to the rural character of the area. The proposed development would have a detrimental visual impact eroding the rural character of the area as well as setting a precedent for similar visually obtrusive structures at this location. The proposed development would seriously injure the amenities of the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018