



An
Bord
Pleanála

Board Order
PL 06S.249298

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council.

Planning Register Reference Number: SD17A/0229

Appeal by Ann Egan care of David Mulcahy Planning Consultants Limited of 67 The Old Mill Race, Ashgarvan, County Kildare against the decision made on the 1st day of September, 2017 by South Dublin County Council to refuse permission to the said Ann Egan.

Proposed Development: Construction of single detached flat roof two-storey dwelling (174.5 square metres) to the rear of 8-10 College Drive with new vehicular entrance onto Manor Avenue and all associated site works and services, all at site on Manor Avenue (rear of 8-10 College Drive), 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

The proposed development would represent piecemeal backland development of two long rear gardens. The development as proposed does not include any level of site analysis or other supporting information that would demonstrate whether a comprehensive backland redevelopment, in conjunction with other adjoining long rear garden sites, utilising the Manor Avenue access lane could, or could not, be achieved. This site analysis and other supporting information is a requirement of the planning authority as set out in sections 11.3.2(i) and 11.3.2(iii) of the South Dublin County Development Plan 2016-2022. It has not been demonstrated that Manor Avenue can be adapted to safely accommodate additional traffic that would be generated by the proposed development. It is considered that the proposed development would, therefore, endanger public safety by reason of traffic hazard, would represent a haphazard approach to zoned serviced lands and would contravene the aforementioned requirements as set out in the Development Plan. The proposed development 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