



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18A/0193

APPEAL by Joe Fallon of 7 Woodstown Heath, Ballycullen, Dublin against the decision made on the 17th day of August, 2018 by South Dublin County Council to refuse permission.

Proposed Development: Construction of a part two-storey part one-storey new detached two bed dwelling, the widening of vehicular entrance to facilitate off-street parking for both proposed and existing and all associated site works all at 7 Woodstown Heath, Ballycullen, 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

Having regard to the configuration of the site at the end of a cul-de-sac, it is considered, on the basis of the submissions made in connection with the planning application and the appeal, that adequate and accessible car parking spaces have not been provided within the curtilage of the site. The proposed development would, therefore, result in on-street parking which is limited in this cul-de-sac. The proposed development would endanger public safety by reason of a traffic hazard, would contravene the zoning objective which seeks to 'Protect and/or improve Residential Amenity' and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2018.