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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D18A/0888**

**APPEAL** by Teresa Cribbin care of Kieran O'Malley and Company Limited, Town Planning Consultants, of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 8<sup>th</sup> day of November, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Retention of (1) a detached single storey building (circa 95 square metres) comprising reception area, riding centre office, hats and boots store, riding centre shop and shop store and (2) an infill single storey staff area (circa 40.5 square metres) at The Paddocks Riding Centre, Ballyedmonduff Road, Sandyford, 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**

It is considered that the development proposed to be retained would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate at the junction of the lane and the Ballyedmonduff Road where sightlines are restricted. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Maria FitzGerald**

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

**Dated this            day of            2019.**