



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18A/0347

APPEAL by Nuala Courtney care of Planning and Design Solutions of Lismard House, Tullow Street, Carlow against the decision made on the 16th day of November, 2018 by South Dublin County Council to refuse permission.

Proposed Development: Sub-division of existing site (number 34 Chestnut Grove, Kingswood) and construction of a new two-storey dwelling, use of existing domestic side entrance, minor alterations to existing entrance, associated car parking, boundary wall to side forming boundary with number 34 Chestnut Grove, connection to services and all associated site works at number 34 Chestnut Grove, Kingswood, 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 proposed widening of the vehicular entrance serving number 34 Chestnut Grove adjacent to a busy pedestrian crossing serving the adjoining Saint Killian's National School, and where there would be an insufficient buffer to segregate the vehicular movements associated with the entrance from the established pedestrian movements associated with the pedestrian crossing, it is considered that the proposed development would endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Dave Walsh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this day of 2019.