



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0097

APPEAL by Terry Jackson care of Kane Architecture of 6 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 9th day of April, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of the existing light industrial unit, and the construction of a two-storey terrace comprising four number two bedroomed townhouses with parking, new vehicular and pedestrian access directly off Lower Road and ancillary site development works, all at Terry Jackson Motors (site adjacent to Shankill Day Care Centre), Lower Road, Shankill, 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, due to its overall scale, height, siting, and limited set back from the northern boundary, would be visually intrusive, have an overbearing impact on adjoining properties and would fail to provide an adequate quality of private open space for the intended occupants. Furthermore, the proposed development would detract from the residential amenities of adjoining properties, would be contrary with the provisions of the current County Development Plan for the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.