



Planning and Development Acts 2000 to 2019

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0243

APPEAL by Shay and Frances Kelly care of Deaton Lysaght Architects of 44 South Richmond Street, Dublin against the decision made on the 4th day of June, 2019 by Dun Laoghaire-Rathdown County Council to refuse outline permission to the said Shay and Frances Kelly.

Proposed Development Outline permission for three-bedroom dormer bungalow, new road entrance, proprietary waste water treatment unit and all associated site works, all on site to rear of 11 Rathmichael Road with access from Brides Glen Road, Shankill, Dublin.

Decision

REFUSE outline 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 Board is not satisfied, on the basis of the documentation provided with the planning application and the appeal, that the proposed development would not endanger public safety by reason of traffic hazard and the obstruction of road users because of the additional traffic turning movements the development would generate on a road at a point where sightlines are severely restricted. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2019.