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**Planning and Development Acts 2000 to 2019**

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

**Planning Register Reference Number: D19A/0986**

**APPEAL** by Aidan Durkan care of McGill Planning Limited of 45 Herbert Lane, Dublin against the decision made on the 18<sup>th</sup> day of February, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** The installation of two security gates to the pedestrian entrances and an automatic sliding gate (with street number) to the vehicular entrance to the site. The gates will be fixed within existing openings between the brickwork piers to the front boundary on Stillorgan Road. All at 409 Stillorgan Road, Stillorgan, County 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 automatic sliding gate to the main vehicular entrance would be contrary to the provisions of Section 8.2.4.9 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, with respect to vehicular entrances, and would endanger public safety by reason of traffic hazard and obstruction of road users as a result of vehicles generated by the proposed development which would stop/park on the adjacent bus lane, cycleway and public footpath along the public road (N11 Stillorgan Road), if the proposed gates were in place. The proposed development would, by itself and by the precedent it would set, adversely affect the safe use of the N11 Stillorgan Road corridor, including the public footpath and cycleway. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this                    day of                    2020.**