



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD20B/0040

APPEAL by Trevor Byrne care of Liam Cullen Design and Planning of 44 Ballinteer Crescent, Dublin against the decision made on the 19th day of May, 2020 by South Dublin County Council to refuse permission.

Proposed Development: A new 2.5 metre wide entrance in side wall of rear garden adjacent to existing boat shed with access from Knocklyon Road for access to proposed trailer storage area only and associated site works at 22 Woodstock Park, Knocklyon, 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 distributor road function and high traffic volumes on the receiving road (Knocklyon Road) and the restricted width of this road, to the proximity of the site to an existing bus stop and to restrictions on visibility due to site boundaries and surrounding structures, it is considered that the proposed development, by virtue of the absence of proposed vehicular turning facilities within the curtilage of the site and taking account of the existing entrance from the site onto the road, would lead to vehicle movements that would result in a significant hazard for pedestrians and road users at this location. The proposed development would, therefore, endanger public safety by reason of a traffic hazard and would 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 2020