



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0538

APPEAL by Kathy Prendergast care of Marston Planning Consultancy of 2 Grange Park, Foxrock, County Dublin against the decision made on the 21st day of September, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention of a pedestrian access gate to the site from Knapton Lawn at 2 Vesey Mews, Monkstown, 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

1. The retention of this pedestrian entrance onto Knapton Lawn, results in pedestrians directly accessing the carriageway in a location where there is no footpath adjacent and no prospect of providing such a footpath due to the narrow width of the carriageway. Pedestrians accessing the carriageway would give rise to obstruction of road users and would be at risk of injury due to their presence on this carriageway and due to the proximity of the site to the junction of Knapton Lawn and Knapton Road to the west. It is considered that the retention of the development would endanger public safety by reason of traffic hazard because of pedestrians accessing the road where no footpath exists and where sightlines may be restricted due to parked cars, the location of the site adjacent to a road junction and due to the layout of the development where sightlines are restricted in a westerly direction.
2. The proposed development, by itself or by the precedent which the grant of permission for it would set for other similar development, would adversely affect the use of this cul de sac by traffic and would result in the loss of character of this street through piecemeal interventions into the northern boundary wall, resulting in a negative impact on the visual and residential amenity of Knapton Lawn.

Paul Hyde

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

Dated this day of 2021