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**Planning and Development Acts 2000 to 2020**

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

**Planning Register Reference Number: D20A/0581**

**APPEAL** by Shay Kelly and Frances Kelly care of Deaton Lysaght Architects of 44 South Richmond Street, Dublin against the decision made on the 12<sup>th</sup> day of October, 2020 by Dún Laoghaire-Rathdown County Council to refuse an outline permission.

**Proposed Development:** Outline planning permission for three-bedroom dormer bungalow, new road entrance, proprietary wastewater treatment unit and all associated site works at site to rear at 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**

Having regard to the documentation provided with the planning application and the appeal, the Board is not satisfied that the proposed development would not endanger public safety by reason of traffic hazard and the obstruction of road users by reason 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.

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

**Dated this            day of            2021**