

Planning and Development Acts 2000 to 2020

Planning Authority: Dublin City Council

Planning Register Reference Number: WEB1770/20

APPEAL by Claudine Devereux and Martin Lynch care of CK Architecture of Ashleigh House, John F. Kennedy Road, Dublin against the decision made on the 7th day of February, 2021 by Dublin City Council to refuse permission.

Proposed Development: A new vehicular access and all related works to front at 26 Saint Laurence's Road, Chapelizod, 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.

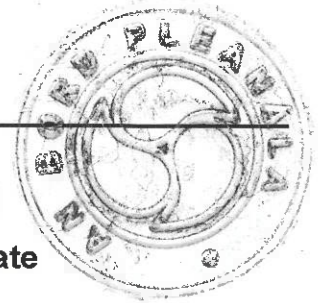
Reasons and Considerations

1. It is considered that by reason of the location of the proposed entrance in proximity to a junction with a road serving a high-density residential development, and in an area in which pedestrian circulation is considerable, the proposed development, by reason of the additional turning movements on the public road at the entrance, would lead to conflict with and obstruction of pedestrians and vehicular traffic. The proposed development would, therefore, endanger public safety by reason of traffic hazard or obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, involving the conversion of a large proportion of the front garden amenity space into a hard surface car parking area, would by itself and by the precedent it would set for similar substandard development in the vicinity, would seriously injure the residential and visual amenities of the residential conservation area, contrary to the zoning objective Z2 which seeks 'to protect and/or improve the amenities of residential conservation areas' and would, therefore, be contrary to the proper planning and sustainable development of the area.


Michelle Fagan

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



Dated this 8th day of June 2021.