

An
Bord
Pleanála

Board Order
ABP-309924-21

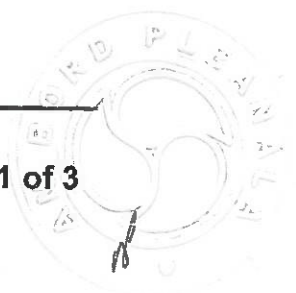
Planning and Development Acts 2000 to 2020

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D20A/0945.

Appeal by Tom Gorey care of Kiaran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 16th day of March, 2021 by Dun Laoghaire Rathdown County Council to refuse a permission for the proposed development.

Proposed Development: Permission for the removal of circa four metres length of existing wing wall and pier, and the construction of a replacement, re-aligned, and matching one metre high wing wall and 2.1 metre high pier thus widening the vehicular entrance to facilitate safe exiting traffic movements towards Milltown, and ancillary site works, all at Woodlea, 148 Churchtown Road Lower, Dublin.



Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the condition 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 provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, to the design, nature and extent of the proposed development, and to the pattern of development in the area, it is considered that, subject to compliance with the condition set out below, the proposed development would be acceptable in terms of traffic safety and convenience, would not give rise to a traffic hazard and would not seriously injure the visual or residential amenities of the area. It is, therefore, considered that the proposed development would be in accordance with the proper planning and sustainable development of the area.

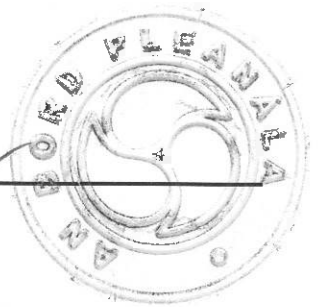


Condition

The development shall be carried out and completed in accordance with the plans and particulars lodged with the application as clarified by the further plans and particulars received by An Bord Pleanála on the 9th day of April, 2021.

Reason: In the interest of clarity.


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



Dated this 30th day of July 2021.