

Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21B/0285

APPEAL by Kais Khalaf care of J.M. O'Hanrahan Architecture of 78 Botanic Avenue, Drumcondra, Dublin against the decision made on the 9th day of July, 2021 by South Dublin County Council to refuse permission.

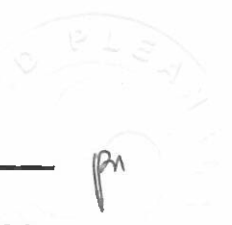
Proposed Development: A detached steel storage shed located at the rear garden (behind) with access from the rear private lane at 129 Saint Maelruan's Park, Oldbawn, Tallaght, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

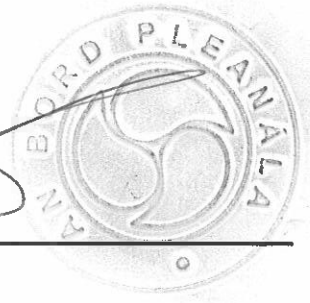

Matters Considered

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

The proposed development, based on the information on the file and the appeal submission, is for a storage shed and such storage is associated with a commercial development. Having regard to the nature of use and the fact that the proposed shed is accessed through an existing residential estate and would generate traffic of a commercial nature within a residential environment, the proposed development would set an undesirable precedent and would constitute a traffic hazard due to the additional turning movement of a commercial nature generated in a residential area. The proposed development would set a precedent for back land development of a commercial nature off a rear laneway which would require upgrade to facilitate separation of pedestrian and vehicular movements. The proposed development would constitute a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 13th day of February 2022