

Planning and Development Acts 2000 to 2021

Planning Authority: Dublin City Council

Planning Register Reference Number: 2916/21

APPEAL by Michael O'Malley care of RD Design of 17 Norwood, Ballybrack, Glenageary, County Dublin against the decision made on the 30th day of July, 2021 by Dublin City Council to refuse permission.

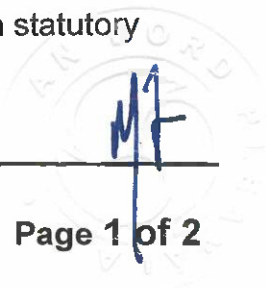
Proposed Development: Retention permission is sought for raising height of the existing boundary wall with timber fencing, raising height of existing plastered gateway piers and installation of sliding gate, all at 75A Sandymount Road, Sandymount, Dublin.

Decision

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


Matters Considered

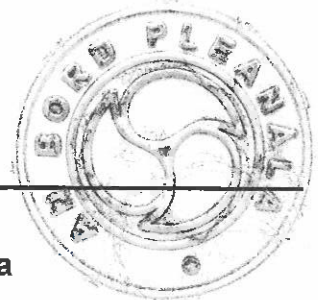
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.



Reasons and Considerations

1. The front boundary wall including pillars and gates, which at 1810 mm are excessive in height, result in reduced sightlines and poor visibility for drivers exiting the property across a public footpath. The development proposed to be retained would, therefore, endanger public safety by reason of traffic hazard. The development proposed to be retained would, by itself and cumulatively, set an undesirable precedent for further similar development in the vicinity and would be contrary to the proper planning and sustainable development of the area.
2. Having regard to Section 11.1.5.6 of the Dublin City Development Plan 2016-2022, where new development should have a positive impact on local character, and notwithstanding the varied boundary treatment along Sandymount Road, it is considered that, by reason of design, height and scale, the development proposed to be retained would seriously injure the visual amenity of the area. The development proposed to be retained 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 23rd day of March 2022.