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**Planning and Development Acts 2000 to 2021**

**Planning Authority: South Dublin County Council**

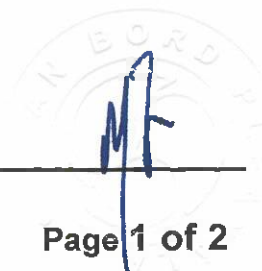
**Planning Register Reference Number: SD21A/0208**

**APPEAL** by Michael Gaynard and Susan Cosgrove case of AKM Design of Unit 6, Kingswood Business Park, 4075 Kingswood Road, Citywest Business Campus, Dublin against the decision made on the 15<sup>th</sup> day of September, 2021 by South Dublin County Council to refuse permission.

**Proposed Development:** Construction of three-storey detached family dwelling with rooflights, new gate vehicular and boundary treatment and associated works, at 2 Cannonbrook Cottages, Adamstown Road, Lucan, County Dublin (situated across the road from Griffin Lodge, Lucan).

## **Decision**

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



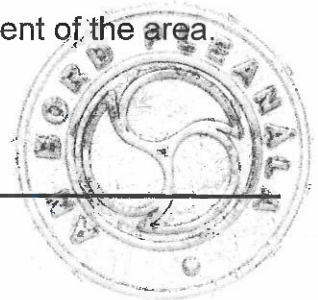
## Matters Considered

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. Having regard to the proximity of the proposed vehicular access to a congested signalised junction, the substandard nature of this section of the Adamstown Road, including the substandard width of the road in the vicinity of the site, and the lack of the provision of any pedestrian facilities along the frontage of the site, it is considered that the proposed development would endanger public safety by reason of traffic hazard.
2. Having regard to the form, scale and design of the proposed development, and to the removal of existing stone walls and mature trees, the Board is not satisfied that the proposed development would not have an adverse impact on the character of the Lucan Village Architectural Conservation Area. The proposed development would seriously injure the visual amenities of the area 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 23<sup>rd</sup> day of March 2022.