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**Planning and Development Acts 2000 to 2022**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D21A/1013**

**APPEAL** by Cecil Hayes care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 21<sup>st</sup> day of January, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** 1. Alterations to existing detached house including demolition of side conservatory and elevational alterations. 2. The construction of three new detached houses on the site, one either side of the existing house and the third in the front garden of the existing house. 3. The proposed new houses will be three-storey four bedroom detached pitched roof houses. 4. Each of the new houses will have a single storey flat roof rear return. 5. Each property will have their own vehicular entrance off the existing main vehicular driveway. 6. Alterations and modifications to existing vehicular entrance off Church Road including repositioning of pillars, service pole and installation of CCTV camera/Traffic Monitor. 7. New internal boundary walls and associated landscaping between the new properties. 8. Alterations to boundary walls, landscaping, soakaway, drainage works and ancillary and associated works at Lagduff, Church Road, Killiney, County Dublin.

## Decision

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

## Reasons and Considerations

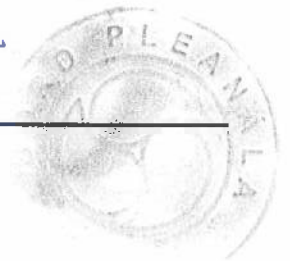
Having regard to the traffic conditions on Church Road, Killiney, and to the inadequate sightlines provided to serve the proposed development, it is considered that the proposed development which would lead to a material intensification of an existing access onto Church Road, would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development in the area.



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**Joe Boland**

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



Dated this 31<sup>st</sup> day of July 2023.