

An
Bord
Pleanála

Board Order

ABP- 318261-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0325

Appeal by Eileen O'Sullivan care of Diarmuid Ó' Gráda Planning Consultant of 16 Louvain, Roebuck Road, Dublin against the decision made on the 20th day of September, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.


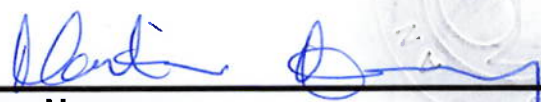
Proposed Development: Construction of six number dwelling houses including boundary treatment, circulation road within site and driveways, connections to mains sewer and water including ancillary works all at Southwinds, Ulverton Road, Dalkey, County Dublin as revised by further public notices received by the planning authority on the 24th day of August, 2023.

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 standards set down in DMURS (Design Manual for Urban Roads and Streets) and to the information submitted by the applicant in relation to access arrangements, including the Trafficwise report submitted to the planning authority on the 24th day of August, 2023, the Board was not satisfied that clarity had been provided regarding sightlines available to the proposed development in both directions. In the absence of such clarity and/or without any proposed alternative measures, such as traffic calming in the vicinity of the proposed development, the Board considered the proposed development would endanger public safety by reason of a traffic hazard or obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 11th day of April 2024