



An
Bord
Pleanála

Board Order ABP-319881-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24B/0125

Appeal by Brian Gorham and Siobhán Dempsey care of Hendrik W. van der Kamp of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 16th day of May, 2024 by Dún Laoghaire-Rathdown County Council to grant, subject to conditions a permission to Donla Lynott care of Raymond G. Brennan of 56 Landscape Park, Churchtown, Dublin.

Proposed Development: Retention of a reinforced concrete foundation slab and partly constructed blockwork walls and permission for construction and completion on the concrete foundation slab including the blockwork walls to be retained, of a single storey garden shed, storage room, home office building to rear garden, all to include surface water drainage and all external works at 56 Landscape Park, Churchtown, Dublin.

Decision

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

Reasons and Considerations

In the absence of a clear indication in the plans and particulars submitted with the application and in the response to the grounds of appeal, as to the exact location of an existing foul sewer traversing the application site relative to the proposed development, the Board cannot be satisfied that the proposed development will not adversely impact on this public infrastructure and, therefore, cannot be satisfied that the proposed development would not be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 30th day of Oct. 2024