

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0443

APPEAL by Derek and Jean Jago of 54A Ulverton Road, Dalkey, County Dublin against the decision made on the 14th day of August 2024, by Dún Laoghaire-Rathdown County Council to refuse permission.

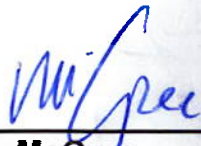
Proposed Development: Construction of one only, two and a half storey two-bedroom dwelling. The works shall include a home office and associated open terrace at second level, private open space, garden store, boundary walls and pillars and all utility service connections. Existing car parking to be rearranged within overall site compound to serve three number dwellings all at 54A Ulverton Road, Dalkey, County Dublin.

Decision

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

Reasons and Considerations

It is considered that the proposed development would endanger public safety by reason of traffic hazard because of the additional traffic turning movements the development would generate on a substandard private laneway and substandard entrance onto Ulverton Road, at a point where sightlines are restricted in both directions. It is further considered that the traffic generated by the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Liam McGree

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**



Dated this 13 day of January 2025.