



An  
Bord  
Pleanála

## Board Order ABP-320991-24

---

**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D24A/0532**

**Appeal** by Fergus Sheridan care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 9<sup>th</sup> day of September, 2024 by Dun Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Widen existing pedestrian gate to form new vehicular entrance to Albert Road Lower with associated parking area to front garden, all at 'Florence Ville', 21 Albert Road Lower, Glenageary, County Dublin.

### **Decision**

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

## Reasons and Considerations

1. Having regard to Section 12.4.8.2 (Visual and Physical Impacts) and Section 12.4.8.4 (ACAs/Protected Structures) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028, which seek to preserve pedestrian entrances in areas where they are prominent and to resist new or widened vehicular entrances particularly in circumstances where parking can be provided to the rear of properties, it is considered that the proposed vehicular access and car parking area would seriously detract from the character and setting of the streetscape of the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development would endanger public safety by reason of traffic hazard due to its proximity to the junction between Marine Court and Albert Road Lower and the resulting associated conflict with traffic movements in the vicinity of the junction. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



**Marie O'Connor**

**Member of An Bord Pleanála**

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

**Dated this 11 day of March 2025.**