



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322122-25

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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D24A/1035/WEB**

**Appeal** by Keith Cleary care of FHA Architecture and Design of the Masonry, 151 Thomas Street, Dublin against the decision made on the 24<sup>th</sup> day of February, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** The development will consist of repositioning the existing vehicular entrance from the front side of the site to the centre and widening the vehicular entrance to 4.25 metres along with all associated site works at 103A Cherrywood Road, Shankill, Dublin.

**Decision**

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

## Reasons and Considerations

The proposed development would result in restricted visibility in a south-westerly direction when exiting the proposed entrance. The proposed entrance would, therefore, endanger public safety by reason of traffic hazard and obstruction of road users and would set an undesirable precedent for similar development in the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission considered that the reduction in sightlines in a south-westerly direction for vehicular traffic exiting the proposed entrance would pose an unacceptable risk to traffic safety.



**Tom Rabbette**

**Planning Commissioner of An Coimisiún**

**Pleanála duly authorised to authenticate  
the seal of the Commission.**



Dated this 26<sup>th</sup> day of June 2025.