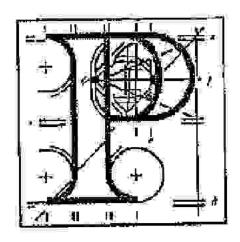
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An Bord Pleanála



LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1999

County South Dublin

Planning Register Reference Number: S00A/0582

APPEAL by Caleb and Jill Powell care of John O'Keeffe and Associates of The Paddock, 17 Ailesbury Grove, Dundrum, Dublin against the decision made on the 12th day of October, 2000 by the Council of the County of South Dublin to refuse permission for development comprising the construction of 12 number one bedroom ground floor apartments with 12 number two bedroom duplex apartments over in four blocks including ancillary site works, car parking and landscaping and the demolition of habitable dwelling and outbuildings at La Touka, Ballyowen Lane, Lucan, County Dublin:

DECISION: Pursuant to the Local Government (Planning and Development) Acts, 1963 to 1999, permission is hereby refused for the said development for the reasons set out in the Schedule hereto.

SCHEDULE

1. It is considered that the proposed development, notwithstanding the revisions submitted in the course of the appeal, would endanger public safety by reason of traffic hazard having regard to the additional traffic turning movements the development would generate on a narrow substandard road at a point where sightlines are restricted in a southerly direction and to the proximity of the access proposed to the junction of Ballyowen Lane with the N4 dual carriageway.



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2. The proposed development of three-storey blocks, notwithstanding the revisions submitted in the course of the appeal, in close proximity to the boundaries with single storey residential properties, would constitute an overbearing form of development and would result in overlooking of the adjoining residential properties. The proposed development would, therefore, seriously injure the amenities of property in the vicinity and would be contrary to the proper planning and development of the area.

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

Dated this /2 day of Sept, 2001.