



An
Bord
Pleanála

Board Direction
BD-016808-24
ABP-318856-24

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/06/2024.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

It is considered that the proposed development would generate additional traffic turning movements from an existing access onto the heavily trafficked National Route (N11). The proposed development would contravene Section 5.8.2, Policy Objective T24 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, to promote, facilitate and cooperate with relevant transport bodies, authorities and agencies to secure improvements to the County's Motorway and National road network to provide, protect and maintain for the safe and efficient movement of people and goods and Section 5.8 which states the Council will facilitate the protection of all National routes and associated junctions in accordance with Transport Infrastructure Ireland's Policy and the Department of Environment, Community and Local Government's 'Spatial Planning and National Roads Guidelines for Planning Authorities' (2012). It is considered that the proposed development would endanger public safety by reason of traffic hazard and would have an adverse impact on the carrying capacity of the National Route (N11). The proposed development would also set an undesirable precedent for similar type

developments in the vicinity, fronting the National Route, and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board also considered that the proposed development, by reason of its height and close proximity to the north-eastern site boundary, would have an overbearing impact on No. 62 Foxrock Park to the north-east. However, as this may be considered a new issue, the Board decided not to pursue this matter any further in this instance given the substantive reason for refusal.

(Direction to issue with Order.)

Board Member


Tom Rabbette

Date: 21/06/2024