

An
Coimisiún
Pleanála

Direction
CD-021829-26
ABP-321394-24

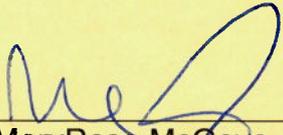
The submissions on this file and the Inspector's report were considered at a meeting held on 28/01/2026.

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

Planning

Commissioner:

Date: 05/02/2026


MaryRose McGovern

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. It is considered that the access road/laneway off the Harbour Road, over which the proposed development is to be primarily accessed, would have insufficient capacity to safely accommodate the intensified level of vehicular movements generated by the proposed development by reason of the restricted width of both the carriageway and the adjacent footpath, the length of this narrow access road/laneway and the lack of designated vehicle passing points along its length or close to its junction with Harbour Road. It is therefore considered that the proposed development, notwithstanding the access analysis and associated drawings as described in the Transport Items Appeal Document, received by An Coimisiún Pleanála on the 28th day of June 2021, including Drawing No. YNH-CSC-XX-XX-DR-C-0017 (Existing Vehicular Movements to Access Lane to

Harbour Road), would endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission noted the Inspector's concerns regard the potential for overspill of car parking onto the adjacent road network, having regard to the level of proposed on-site parking. However, having regard to the urban location of the subject site and its proximity to established public transport routes, the Commission concluded that this issue might have been addressed by conditions of planning permission regarding mobility management and the management of on-site parking and service deliveries and, therefore, this issue did not constitute a sufficient reason for refusal in this instance.

Furthermore, the Commission did not share the view of the Inspector that the proposal would be contrary to the policies and objectives of the planning authority for nursing homes, as set out in Section 12.3.8.2 of the Dun Laoghaire Rathdown County Development Plan 2022-2028, in relation to appropriateness of location and impact on established residential amenities. Having regard to the layout and topography of the subject site, the degree of separation of the proposed structure from adjacent dwellings, and the design approach adopted by the applicant, the Commission was satisfied with the proposed height, scale, mass and design of the proposed development, and considered that the proposed development would not have a negative impact on the residential amenities of the properties in the vicinity, would not adversely impact on the residential amenity of those properties, by reason of overbearing impact or overlooking, would not depreciate the value of property in the vicinity and would not set an undesirable precedent for similar development in the area.

Copy of Direction to issue with Order.