

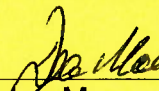
An
Coimisiún
Pleanála

Direction
CD-020135-25
ABP-322108-25

The submissions on this file and the Inspector's report were considered at a meeting held on 04/07/2025.

The Commission decided by a majority (2:1) to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Planning Commissioner:


Declan Moore

Date: 08/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Having regard to the residential zoning objective, the pattern of development in the area, which is characterised by large detached houses in their own grounds, and the policy framework provided by the Dun Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that the proposed development of a detached two-storey infill dwellinghouse would be contrary to Section 12.4.8 (Vehicular Entrances and Hardstanding Areas) of the development plan in providing deficient sightline distances both to the north and south of the Brighton Road/laneway access junction. The proposed development would endanger public safety by reason of the additional traffic exiting the laneway onto Brighton Road, would set an undesirable precedent for future intensification of use of a restricted vehicular access onto Brighton Road, and would, therefore, be contrary to the proper planning and sustainable development of the area.