

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0757

An Bord Pleanála Reference Number: PL 06D.246223

APPEAL by Crekav Landbank Investments Limited care of New Generation Homes of 4 Inver Mews, Old Chapel Ground, Arklow, County Wicklow against the decision made on the 1st day of February, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: : Development consisting of (1) the demolition of the existing dwelling and garage, 'Legende' (394 square metres) and associated outbuildings (24 square metres) on site; (2) the construction of 15 number four-bed, part two, part three-storey dwellinghouses as follows; one number detached Type A, 173 square metres, six number semi-detached Type B, 178.6 square metres, one number detached Type B2 178.6 square metres, six number semi-detached Type B1, 178.6 square metres and one number detached Type B3, 178.6 square metres; (3) the provision of a pedestrian footpath along the frontage of the site. Permission will include all associated site works including hard and soft landscaping and boundary treatment; associated parking provision; the closing of the existing entrance and the opening of a new pedestrian and vehicular entrance further west along Falls Road. Provision of foul and surface water drains on site with connections to existing ones along Mullinastill Road and provision of a water mains on site with connection to the existing one along Falls Road, all on a site of 0.6209 hectares at 'Legende', Falls Road, Shankill, Dublin.

DECISION

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

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The proposed development would result in a significant intensification of traffic exiting the proposed development onto the Falls Road, which is a local (urban) road, narrow in width and without footpaths. This would endanger public safety by reason of traffic hazard or obstruction of road users. Furthermore, the proposed development is considered to be premature as there is an existing deficiency on the Falls Road in terms of the lack of adequate, safe pedestrian facilities, which renders it unsuitable to carry the increased pedestrian traffic likely to result from the proposed development. The proposed development, if permitted, by itself or by the precedent that the grant of permission for it would set for other relevant developments, would adversely affect the use of the Falls Road by traffic. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would be premature pending the provision of coordinated and wider planning strategy/framework for the area and pending upgrading of the existing local network to facilitate increased traffic and pedestrian levels as well as facilitating better linkages to the public transport infrastructure in the area. A coordinated approach is needed to avoid piecemeal and haphazard development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2016.