

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

**Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D15A/0777**

An Bord Pleanála Reference Number: PL 06D.246229

**APPEAL** by Henry Moore on behalf of Watson Killiney Residents Association care of 9 Auburn Close, Killiney, County Dublin and 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 4<sup>th</sup> day of February, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission to the said Crekav Landbank Investments Limited.

**PROPOSED DEVELOPMENT:** Development consisting of demolition of fire damaged “Arranmore” (circa 229 square metres and fire damaged shed circa 13 square metres) and fire damaged “San Michele” (circa 250 square metres), Church Road; closing of three vehicular accesses onto Church Road, while maintaining one as pedestrian/cycles access; construction of residential development with new vehicular access through 19 Watson Road consisting of 12 semi-detached three-storey four and five bedroom houses and two detached three-storey five bedroom houses, all with off-street parking; redesign of 19 Watson Road (circa 174 square metres) to include removal of part of the house, to provide a new access road and provision of a new rear extension; all associated site development, landscaping, boundary treatment works, services provisions and ancillary site works, development all on a site circa 0.9 hectares consisting of “Arranmore” and “San Michele” Church Road and 19 Watson Road, Killiney, County 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**

The Board was not satisfied, notwithstanding the proposed remedial works to the foul and surface water sewers in Watson Road, that the development could be adequately accommodated into the existing public foul and surface water systems, and in particular was not satisfied that the applicant had adequately demonstrated that the foul drainage system in the wider area had sufficient capacity to accommodate additional flows from the proposed development (and related proposed development under An Bord Pleanála Reference Number PL06D.246228), even after the provision of these remedial works. It is considered that the proposed development would, therefore, be prejudicial to public health and contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2016.**