

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D15A/0779

An Bord Pleanála Reference Number: PL 06D.246253

APPEAL by Shane McCambridge and Gregory McCambridge care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 5th day of February, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Development consisting of five number detached four bedroom houses, four number detached five bedroom houses and two number semi-detached three bedroom houses. A new vehicular and pedestrian entrance off the Old Rathmichael Road, together with all associated site works, boundary treatments, landscaping and signage on lands at Old Rathmichael, 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. It is the policy of the planning authority as expressed under ST2 of the Dún Laoghaire Rathdown County Development Plan 2016-2022 to actively support sustainable modes of transport and ensure that land use and zoning are fully integrated with the provision and development of high quality public transportation systems. Having regard to the distance to social and community facilities to support this residential development, to the nature of the local public road network and the distance to high quality public transport route, it is considered that future occupants of the proposed development would be primarily reliant on private car as a mode of transport. The proposed development would contravene policy ST2, which is a core objective of the current development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Development of the kind proposed would be premature by reference to the existing deficiency in the provision of sewerage facilities and the period within which the constraints involved may reasonably be expected to cease.
3. The proposed development would by itself, or by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of the road network in the vicinity of Old Rathmichael by reason of traffic hazard.

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

Dated this day of 2016.