

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D15A/0854

An Bord Pleanála Reference Number: PL 06D.246316

APPEAL by Adam and Robert O'Leary care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 24th day of February, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: Construction of two number detached five bedroom two-storey plus attic level dwellinghouses within the grounds of Navarone with access from Brennanstown Road, a new internal access road, landscaping, site development works and services at Navarone, Brennanstown Road, Foxrock, 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. Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022, particularly Policy ST 25 and Specific Local Objective 130 which refers to Brennanstown Road and specifies that development along the Brennanstown Road is limited to minor domestic infills and extensions until a Traffic Management Scheme for the area has been completed and its recommendations implemented, and having regard to the deficiency of footpaths, cycle paths and pedestrian crossings on Brennanstown Road, it is considered that the proposed development would be premature pending the determination by the planning authority of a road layout for the area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of the proposed removal of the existing mature tree coverage on the subject site and the location of the proposed dwellings, would be contrary to the visual amenity of the area, would fail to pay adequate attention to the sylvan character of the area and would seriously injure the residential amenities of properties in the vicinity. 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.