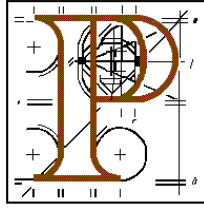


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dún Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0334

An Bord Pleanála Reference Number: PL 06D.247005

APPEAL by Hamilton Harrow Developments Limited care of Simon Clear and Associates, 3 Terenure Road West, Terenure, Dublin against the decision made on the 6th day of July, 2016 by Dún Laoghaire-Rathdown County Council to refuse permission.

PROPOSED DEVELOPMENT: The development consists of modifications and extensions to Harrow House and construction of 14 number new residential units comprising six number three-storey houses and eight number apartments. The six number new houses will consist of one number four-bedroom detached unit; one number four-bedroom semi-detached unit; one number three-bedroom semi-detached unit and three number three-bedroom terraced units. The eight number apartments will be located in two separate two-storey buildings (Apartment Buildings A and B), each accommodating two number one-bedroom units and two number two bedroom units. Apartment building A will be linked to Harrow House and will incorporate the southern wing of the existing house into the apartment building. Two options for the original Harrow House are proposed: Option 1 provides for the subdivision of the original house into two number two-bedroom townhouses, with internal alterations and extensions to the rear, resulting in a total of 16 number units on the site; Option 2 provides for the retention of the original house as a single four-bedroom dwelling, with internal alterations and extension to the rear, resulting in a total of 15 number units on the site. The development provides

for a new vehicular access from Balure Lane and new pedestrian access from Church Road, closure of the existing vehicular access from Church Road, new internal access road, landscaping, boundary treatments, site development works and services at Harrow House, Church 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

Having regard to the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and to the objective to provide a Bus Priority Scheme along Church Road (part of the route from Cherrywood to Blackrock), it is considered that the provision of the said scheme, would entail a significant alteration of the existing road layout for the area. It is therefore considered, that the proposal would be premature pending the determination of the road layout of the area and the detailed design for the proposed Bus Priority Scheme. 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.