



An  
Bord  
Pleanála

**Board Order**

**PL 06D.247064**

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## **Planning and Development Acts 2000 to 2016**

**Planning Authority: Dún Laoghaire-Rathdown County**

**Planning Register Reference Number: D15A/0368**

**Appeal** by Sorrento Heights Management Limited (SHML) care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin and by Vico Rock Property Management Limited care of Justin O'Callaghan Architect of Meeting Hall, 73 Georges Avenue, Blackrock, County Dublin against the decision made on the 28<sup>th</sup> day of August, 2015 by Dún Laoghaire-Rathdown County Council to grant subject to conditions a permission to James Delaney care of Pierce FitzPatrick of 32 Wolverton Glen, Dun Laoghaire, County Dublin.

**Proposed Development:** Retention of the sub-division of the existing apartment number 20 on the first and second floor into two separate apartments at number 20 Vico Rock, Sorrento Road, Dalkey, County Dublin.

### **Decision**

**REFUSE** permission for the above proposed development in accordance with 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 is not satisfied, on the basis of the information submitted with the application and appeal, that the applicant has demonstrated sufficient legal interest to make this application and/or carry out the proposed development. In the absence of such legal interest, the proposed development would be deficient in the provision of car-parking and would, therefore, endanger public safety by reason of traffic hazard having regard to the existing constrained nature of circulation and parking for the residential development in the overall area.

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

**Dated this      day of      2017**