

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

Dun Laoghaire-Rathdown County

Planning Register Reference Number: D16A/0054

An Bord Pleanála Reference Number: PL 06D.247097

APPEAL by Ciara and Nigel Start of Shaldon Lodge, Kiltiernan, Dublin and by Gareth and Kathryn Healy of “Glencarrick”, Glenamuck Road, Kiltiernan, County Dublin and by Declan Taite and Anne O’Dwyer care of IMG Planning of 75 Fitzwilliam Lane, Dublin against the decision made on the 3rd day of August, 2016 by Dun Laoghaire-Rathdown County Council in relation to an application by the said Declan Taite and Anne O’Dwyer for permission for development comprising (1) the demolition of two number habitable dwellings on the site – ‘Greenmount’ (195 square metres gross floor area) and ‘Dún Óir’ (345 square metres gross floor area inclusive of ancillary buildings); (2) the construction of a 139 number unit residential development comprising: (i) 40 number three bedroom houses (ranging from 107 to 138.6 square metres), 69 number four bedroom houses (ranging from 131.8 to 183.3 square metres) and 30 number apartments in a four-storey block (six number one bedroom and 24 number two bedroom; (ii) a 191.6 square metre crèche facility, (iii) the construction of the link access road between Enniskerry Road and Glenamuck Road required under the Kiltiernan/Glenamuck Local Area Plan 2013 including vehicular access points onto Enniskerry Road and Glenamuck Road and provision for access to lands to the north of the site, (iv) three areas of landscaped public open space, and all other site works required to facilitate the development; (3) the carrying out of improvements to Glenamuck Road along the two sections of the application site with frontage to the road in advance of wider upgrade works including realigning and widening the road adjacent to Cromlech Close to remove the existing bend and the provision of pedestrian and cycle paths, all on a 4.5 hectare site at Glenamuck, Kiltiernan, Dublin. The site is bounded to the north by three number residential properties – ‘Trá Dhá Mhin’, ‘Long Meadow’ and ‘Shaldon Lodge’; to the south east by Glenamuck Road and two number residential properties – ‘Glencarrick’ and ‘Rocklands’; to the north east by agricultural lands; and to the west by Enniskerry Road (R117) and the rear boundaries of residential

properties fronting onto Enniskerry Road and Cromlech Close in accordance with the plans and particulars lodged with the said Council (which decision was to grant subject to conditions permission for Units 31 to 75, Units 91 to 100, the crèche, open space area 2, attenuation pond in open space area 3, associated internal road network and works to the Glenamuck Road [drawing number CL002 Rev B] and to refuse permission for construction of units 1 to 30, Units 76 to 90, units 101 to 108, the apartment block, Open Space Area 1 and the vehicular access onto Enniskerry Road [drawing number CL002 Rev B]).

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

Development of the kind proposed on the land would be premature by reference to the existing deficiencies in the road network serving the area of the proposed development and the period within which the constraints involved may reasonably be expected to cease, resulting in significant intensification of vehicular traffic on Glenamuck Road where deficiencies in capacity, width, alignment, and structural condition of the road prevail.

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

Dated this day of 2016.