

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2016

**Dun Laoghaire-Rathdown County**

**Planning Register Reference Number: D16A/0926**

An Bord Pleanála Reference Number: PL 06D.248137

**APPEAL** by Anne Marie and Shane Keown care of Manahan Planners of 38 Dawson Street, Dublin against the decision made on the 8<sup>th</sup> day of February, 2017 by Dun Laoghaire-Rathdown County Council to refuse permission to the said Anne Marie and Shane Keown.

**PROPOSED DEVELOPMENT:** Change of use of part of Camberley House, 78 Churchtown Road Upper from residential use to use as a Montessori pre-school facility at ground floor level, for the demolition of a ground floor garage, diningroom and lobby and the construction of a two-storey extension with Montessori use at ground floor and a new family bedroom plus ensuite bathroom at first floor level together with all ancillary works. The overall premises will remain primarily in residential use, all at Camberley House, 78 Churchtown Road Upper, 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**

It is considered that the proposed development would lead to inappropriate/illegal parking on roads and laneways in the area, thereby affecting local amenity and creating traffic congestion in the area, and does not meet the criteria of Section 8.2.12.1 of the Dún Laoghaire-Rathdown County Development plan 2016-2022 in relation to site suitability, safe access, off-street car parking and drop-off/collection points. The proposed development would adversely affect the use of the existing road by reason of traffic and would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board supported the concerns of the planning authority with respect to the safety of drop-off and collection points for children attending the proposed childcare facility.

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

**Dated this            day of            2017.**