

Board Order PL 06D.248604

Planning and Development Acts 2000 to 2017 Planning Authority: Dún Laoghaire-Rathdown County Council Planning Register Reference Number: D17A/0219

Appeal by Yvonne D'Arcy care of Colm D'Arcy and Company Limited of 'Samphire', Ballygilgan, Carney, County Sligo against the decision made on the 4th day of May, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: The construction of a new two storey detached dwelling house with attic accommodation, new vehicular access and associated site works at Site Number 1, White Gables, Loughlinstown, 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

- Having regard to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022, particularly Policy ST5 and Policy ST6 which refer to the provision of walking and cycling networks and routes and Section 2.2.8.5 of the Plan which refers to the protection and safeguard of the provisional alignment and surrounding lands of Luas Line B2 as detailed on Map Number 10 of the Development Plan, it is considered that the proposed development would be premature pending the determination by the planning authority of a road layout for the area and the construction of the Luas Line Extension. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
- 2. The proposed development would contravene materially an existing condition (number 14) to a permitted development granted under planning register reference number D99A/0458. It is considered that this condition is reasonable and that the proposed development would not, therefore, be in accordance with 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 2017