



An
Bord
Pleanála

Board Order
PL 06D.248803

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire–Rathdown County Council

Planning Register Reference Number: D17A/0347

Appeal by Victoria Homes Limited care of Joe Bonner of 127 Lower Baggot Street, Dublin against the decision made on the 2nd day of June, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development (a) Demolition of existing dwelling 'Lisadell' and shed, (b) construction of seven number dwellings comprising of a mixed development of six number three bed semi-detached dwellings and one number three bed detached dwelling, and (c) all ancillary site development works including connection to public drainage systems and watermain, landscaping, boundary treatments, block up existing entrance and form new entrance from public road at 'Lissadell', Leopardstown Road, 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

1. Having regard to the location of the proposed entrance directly off a busy arterial route, Leopardstown Road, and in close proximity to an existing road junction with Torquay Road/Westminster Lawns, it is considered that the additional traffic turning movements generated by the proposed development would interfere with the safety and free flow of traffic on the public road. The proposed development would, therefore, endanger public safety by reason of traffic hazard and be contrary to the proper planning and sustainable development of the area.
2. The proposed development fails to provide a sufficient level of public and private amenity space on site in accordance with the minimum development control standards set down under Sections 8.2.8.2 and 8.2.8.4 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022. The proposed development would, therefore, constitute a substandard development and be contrary to the proper planning and sustainable development of the area.

