



Planning and Development Acts 2000 to 2018

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D17A/1054

APPEAL by Hamilton Harrow Developments Limited care of McGill Planning Limited of Number 7 Fitzwilliam Street Upper, Dublin against the decision made on the 6th day of February, 2018 by Dun Laoghaire Rathdown County Council to refuse permission to the said Hamilton Harrow Developments Limited.

Proposed Development Modifications to Harrow House to include the partial demolition of the house (circa 112 square metres), provision of a two-storey rear extension (circa 63 square metres), reconfiguration/modification of internal areas and associated works. Construction of three number two-storey, four-bedroom detached dwellings (between circa 213-229 square metres each). The development provides for a new vehicular access from Balure Lane and a new pedestrian access to Church Road, closure of the existing vehicular access to Church Road, new internal access road, open space, car parking, landscaping, boundary treatment works, site development works and services provision, all on a site of circa 0.48 hectares at Harrow House, Church Road, Killiney, 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

Having regard to the Dun Laoghaire-Rathdown County Development Plan, 2016-2022 and to the objective to provide a Bus Priority Scheme along Church Road (part of the route from Cherrywood to Blackrock), it is considered that the provision of the said scheme would entail a significant alteration of the existing road layout for the area. It is considered, therefore, that the proposed development would be premature pending the determination of the road layout for the area and the detailed design for the proposed Bus Priority Scheme. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Michelle Fagan

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018.