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**Planning and Development Acts 2000 to 2018**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D18A/0084**

**APPEAL** by Deerfield Properties Limited care of GVA Planning and Regeneration Limited of 4<sup>th</sup> Floor, 2-4 Merrion Row, Dublin against the decision made on the 22<sup>nd</sup> day of June, 2018 by Dún Laoghaire-Rathdown County Council to refuse permission to the said Deerfield Properties Limited.

**Proposed Development** Amendment to Planning Register Reference Number D11A/0191 at the location of the existing Deerfield House, incorporating the construction of a new access road to the permitted development from Harold's Grange Road, the resultant omission of four number permitted parking spaces and all associated ancillary site development and landscaping works, all at 'Deerfield House', Harold's Grange Road, Rathfarnham, 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. The proposed road layout alterations would materially contravene an approved Part 8 planning scheme (PC/IC/01/15) for the upgrade of Blackglen Road/Harold's Grange Road, would materially contravene a six-year road improvement objective, as set out in Table 2.2.5 of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposal to create an additional access on this stretch of Harold's Grange Road, where the width and alignment of the carriageway is substandard, there is an absence of a continuous footpath along the southern side of the carriageway and there is already a multiplicity of accesses, would represent a piecemeal form of development which, by itself and by the precedent which a grant of permission would set, would adversely impact on the use of Harold's Grange Road and endanger public safety by reason of traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Paul Hyde**

**Member of An Bord Pleanála**

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

**Dated this            day of            2019.**