



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D18A/0530

APPEAL by Knapton Lane Management Company Limited care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin against the decision made on the 11th day of February, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Upgrading of existing mews laneway to the east of Knapton Road, to include excavations for proposed new road base course and shared surface dressing, comprising resin bound aggregate finish wearing course, removal of existing part wall and fence to front to form turning area and new set back boundary wall at rear, 100 millimetre water main, 225 millimetre foul sewer and 225 millimetre surface water drainage sewer with attenuation and connections to existing combined sewer on Knapton Road, utility service, appropriate street/security public light standards and associated signage to meet approved local authority current standards at Knapton Lane, off Knapton Road, Dún Laoghaire, County Dublin. Further public notices were received by the planning authority on the 16th day of January, 2019.

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

On the basis of the documentation submitted with the planning application and the appeal, the Board is not satisfied that the level of the existing public sewer on Knapton Road at the location where a connection point is sought, is definitively known, and as a consequence it cannot be determined whether the foul and surface network proposed in the planning application and the appeal documentation, is technically usable. Furthermore, it is not certain what final form of a technical services network is required to ensure a safe and usable connection to the public sewer, including for example, pipe levels, potential pumping requirements for foul and/or surface water networks within the application site. In this regard, it is considered that the proposed development would be prejudicial to public health. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019.