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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dun Laoghaire Rathdown County Council**

**Planning Register Reference Number: D19A/0017**

**APPEAL** by Philip and Clodagh Jordan care of Dempsey Architects of Apartment 13 'Liffey', Cois Abhainn, Salins Road, Clane, County Kildare against the decision made on the 6<sup>th</sup> day of March, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** A new splayed vehicular entrance in existing front boundary wall to 'Orchard Lodge', off Ballinclea 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 an objective set out within Policy ST25: 'Roads', and identified on Map 7 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, there is a Six-Year Road Objective 'Cherrywood to Dún Laoghaire Strategic Route (R118 Wyattville Road to Glenageary Roundabout)' that includes part of Ballinclea Road, which would entail alteration of the existing road layout for the area. It is considered that the proposed development would be premature, pending the determination of the detailed design for the road layout of the area and would set an undesirable precedent which would adversely affect the use of the proposed future Ballinclea Road. Accordingly, to permit the proposed development would be contrary to Policy ST25: 'Roads', as identified on Map 7 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development for the area.

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**Dave Walsh**

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

**Dated this                      day of                      2019.**