



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0190

APPEAL by Victoria Homes Limited care of McGill Planning of 45 Herbert Lane, Dublin against the decision made on the 13th day of May, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of the existing two-storey dwelling known as 'Carrigmore' circa 134.6 square metres and for the construction of 20 number units in a single two to three-storey apartment block with basement car parking. The proposed development will have four number one-bed, eight number two-bed and eight number three-bed apartments. All apartments will have terraces/balconies facing north/south/east/west. The development shall have a new vehicular access off Golf Lane, closing the existing vehicular access off Golf Lane. The development will provide 28 number car parking spaces (23 number basement and five number surface) and 68 number bicycles spaces (60 number basement and eight number surface). The development also includes all site development works, bin stores, boundary treatments, service connections and landscape works at a site of circa 0.37 hectares at Carrigmore, Golf Lane, Torquay Road, Foxrock, Dublin. This site is on the corner of Torquay Road and Golf Lane, 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

The proposed development would be premature by reason of an existing deficiency in the provision of sewerage facilities, pending the upgrade of the existing Irish Water foul drainage network for which there is no defined timeframe for the commencement of the necessary improvement works. The connection of the proposed development to the current foul drainage system would, therefore, be prejudicial to public health and would 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 2019