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**Planning and Development Acts 2000 to 2019**

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

**Planning Register Reference Number: D19A/0638**

**APPEAL** by Thalia Maree and Brendan Rogers care of Brazil Associates of The Studio, Maple Avenue, Stillorgan, County Dublin against the decision made on the 28<sup>th</sup> day of January, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** A new two-storey with habitable attic level dwelling house providing four bedrooms, three ensuites and a family bathroom, new vehicular access and pedestrian gates to Golf Lane, new boundary treatments, garden shed and site development works including surface water and foul drainage works, all within the south-west portion of the gardens of Carreen, Golf Lane, off Westminister Road, Foxrock, 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.

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**Michelle Fagan**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this            day of            2020.**