



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0639

APPEAL by John and Helen Maree care of Brazil and Associates of The Studio, Maple Avenue, Stillorgan, County Dublin against the decision made on the 28th day of January, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Two number part two-storey part single storey dwellings within the grounds of 'Carreen'. House C will be to the north-east portion of the site and utilizing the existing driveway and vehicular entrance. House B will be located to the south of the existing house with a new vehicular access and pedestrian entrance to Golf Lane. A new vehicular entrance gate to Golf Lane will be provided for 'Carreen' located between Houses A and B. Works will also provide for new surface water and foul drainage to existing house 'Carreen' and the proposed two dwellings together with a garden shed for House B and all associated site and boundary works. All at 'Carreen', Golf Lane, 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.

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

Dated this day of 2020.