



Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0218

APPEAL by Slieve League Developments Limited care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 1st day of July, 2020 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: The proposed development shall provide for the demolition of existing single storey derelict dwelling (circa 95 square metres) and the construction of 28 number student accommodation units (24 number single bedrooms and four number twin bedrooms) in a single block ranging from one to three storeys with a new access point via Kilbogget Grove. The development shall provide for student accommodation units with ancillary common areas on each floor and communal open space at ground floor level; closure of the existing vehicular access off the N11; 30 number bicycle parking spaces and bin storage all at ground floor level; boundary treatment and landscaping works; connections to existing services and all associated site development works at Denton, Bray Road, Cabinteely, 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 the access of the site onto a laneway accessed from the N11, taken together with the absence of long term car parking for the intended student occupants, it is considered that the additional traffic turning movements generated by the proposed development onto the heavily trafficked N11, would endanger public safety by reason traffic hazard and would have a seriously adverse impact on the carrying capacity of the National Route (N11). The proposed development would contravene Section 2.2.10.2 Policy ST26 of the Dún Laoghaire-Rathdown County Development Plan 2016 - 2022, which states that it is the policy to facilitate the protection of National Routes (i.e. the N11), and to provide, protect and maintain for the safe and efficient movement of people and goods. The proposed development would, therefore, set an undesirable precedent for similar type developments along the N11 and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2021