

An  
Bord  
Pleanála

Board Order  
ABP-309525-21

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**Planning and Development Acts 2000 to 2021**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD20A/0142**

**APPEAL** by Bernard J. and Vivienne Coyne care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin and by Lucan Heights Residents care of O'Neill Town Planning of Oakdene, Howth Road, Howth, County Dublin against the decision made on the 28<sup>th</sup> day of January, 2021 by South Dublin County Council to grant subject to conditions a permission to Frances Dowling care of PMCA Architects of 104 Francis Street, Dublin.

**Proposed Development:** The demolition of an existing house, Hillhouse, Lucan Road and ancillary outbuildings and the construction of one four storey building accommodating 20 number apartments comprised of five number one bedroom apartments and 15 number two bedroom apartments. Vehicular access to the proposed development will be via Lucan Road and Lucan Heights with 13 number car parking spaces and 12 number bicycle parking spaces and ancillary services including a detached water storage tank and bin store housing all on a site of 0.1925 hectares at Hillhouse, Lucan Road, Lucan, County Dublin. A further public notice was received from the planning authority on the 23<sup>rd</sup> day of December, 2020.

## **Decision**

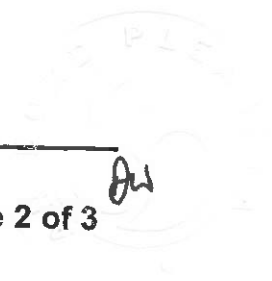
**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

## **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 proximity of the primary site access to the controlled junction on the R835 regional road, to the proposed limited access by means of a "left in, left out" arrangement only, and to the proposed use of the secondary access point onto Lucan Heights across the existing pedestrian walkway which is considered inappropriate, it is considered that the proposed intensification of traffic accessing and egressing the site would result in increased traffic hazard on a busy road and would result in unsafe traffic movements into and out of the site. It is considered that the proposed development would endanger pedestrian safety by reason of creating a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.



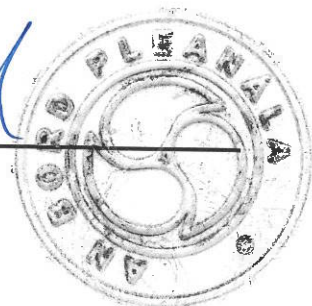
In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposed secondary access over the pedestrian laneway to the east of the site and through the cul-de-sac of Lucan Heights would present an unacceptable risk to pedestrians using this access point to the established estate and would introduce an unacceptable level of additional traffic onto this narrow roadway. Accordingly, in the context of not accepting the viability of the secondary access point to the site, and taking account of the constrained nature of the primary access point onto the R835, where right-turning vehicles into and out of the site would cause a significant traffic risk under the current road arrangements, the Board considered that the increased traffic accessing the site cannot be accommodated in the absence of the provision of safer and more sustainable road design solutions such as box junctions, traffic lights and/or pedestrian crossings to facilitate the development.



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**Dave Walsh**

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



Dated this *22<sup>nd</sup>* day of *December* 2021.