

Planning and Development Acts 2000 to 2020

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D20A/0981

APPEAL by Michael Curran care of Jim Brogan of Unit B1, Laurel Lodge Business Centre, Laurel Lodge, Castleknock, Dublin against the decision made on the 23rd day of February, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Permission for a 2.5 storey detached house and ancillary site development works including a proposed vehicular entrance onto the existing access road, site services including an individual on-site proprietary sewage pumping station and foul rising main to connect to the existing foul sewer on Brighton Road, landscaping and boundary treatment. The existing access road/laneway is located within the 'Foxrock Architectural Conservation Area', all at Rockfield, Brighton 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

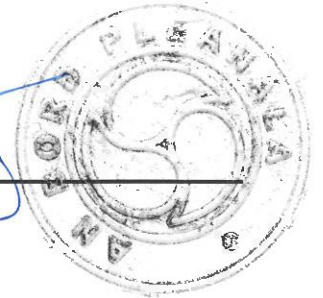
The proposed development would be premature pending the upgrade of the existing Irish Water foul drainage network, which is currently deficient and for which there is no defined timeframe for the commencement of the necessary improvement works. The connection of the proposed development to the current foul drainage system would, therefore, be prejudicial to public health and 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 29th day of June 2021.