



An
Bord
Pleanála

Board Order
ABP-313399-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0076

Appeal by Wokbrennan Developments Limited care of Patrick M. Kerr Architecture of 39A Maynooth Road, Celbridge, County Kildare against the decision made on the 25th day of March, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

Proposed Development: The construction of four number new three-storey (two floors plus attic) semi-detached dwelling houses each comprising four bedrooms plus home office, removal of existing boundary wall to provide new public pedestrian footpath along Brennanstown Road, two number new vehicular accesses off Brennanstown Road with surface car parking, new front boundary treatment along Brennanstown Road and all associated works including landscaping, new drainage connections, boundaries works etc. Works to include removal of existing boundary and entrance way to existing dwelling and construction of new boundary and relocated vehicular entrance way to Brennanstown Road for existing dwelling, all located at existing dwelling house and to existing side garden to existing dwelling house at "The Bungalow", Brennanstown Road, Dublin.

NAH

Decision

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

Reasons and Considerations

1. It is considered that the proposed development contravenes Specific Local Objective 73 and Section 5.8 (Road and Street Network) of the Dún Laoghaire-Rathdown County Development Plan 2022-2028. Furthermore, it is also considered that in conjunction with this, the intensification of use generated by the proposed development onto this road would endanger public safety by reason of being a traffic hazard and would have a seriously adverse impact on the safety and free flow of traffic on Brennanstown Road and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the existing deficiency in the road network serving the area of the proposed development, including its capacity and width, it is considered that this would render the network or any part of it unsuitable to carry the increased road traffic likely to result from the development. Furthermore, the prematurity of the development pending the determination by the planning authority or the road authority of a road layout for the area or any part thereof. It is considered that the proposed development by itself or by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of a major road by traffic, would endanger public safety by reason of being a traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board

Dated this 4th day of August 2023

