

An  
Bord  
Pleanála

## Board Order ABP-314920-22

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### Planning and Development Acts 2000 to 2022

**Planning Authority: Dun Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D22A/0572**

**Appeal** by Godfrey Carroll care of Horan Rainsford Architects of 36 Main Street, Blackrock, County Dublin against the decision made on the 28<sup>th</sup> day of September, 2022 by Dun Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Demolition of a detached two-storey dwelling, a semi-detached two-storey doctor's surgery and a single storey shed. The construction of seven number dwellings consisting of one number semi-detached, three-storey, four-bed dwelling, one number semi-detached three-storey, three-bed dwelling, two number end-terrace, three-storey, four-bed dwellings, two number mid-terrace, three-storey, three-bed dwellings and one number detached, three-storey, four-bed dwelling. Amendments to existing site entrance, provision of a bicycle store, provision of two number visitors' car parking spaces, landscaping and associated site development works, all at 'Cintra', Leopardstown Road, Foxrock, Dublin.

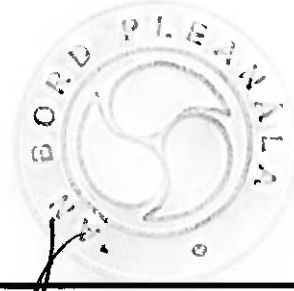
### Decision

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

## Reasons and Considerations

1. The proposed development, by virtue of the provision of a multiple dwelling access point onto Leopardstown Road, and the resultant additional vehicle turning movements to enter and exit the site, would interfere with the safety and free flow of traffic on the public road. The proposed development would endanger public safety by reason of traffic hazard and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The proposed development, being below the required minimum density, would result in the inefficient use of sustainable, well connected and serviced metropolitan lands and would inhibit the future consolidation of adjacent sites. The proposed development would be contrary to Policy Objective PHP18 of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development, by reason of its proximity to the site boundary with Torquay Wood, would provide an insufficient level of separation between the gable elevation of proposed dwelling number 7 and the site boundary, resulting in an overbearing and adverse impact on the residential amenity of the dwellings and garden ground at numbers 6 and 7 Torquay Wood. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



  
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**Mary Gregg**

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

Dated this 28<sup>th</sup> day of November 2023.