



An  
Bord  
Pleanála

Board Order  
ABP-318856-24

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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D23A/0673**

**Appeal** by Michael and John Leahy care of R.C. Design Services Limited of Design Studio, Old Castle View, Kilgobbin Road, Dublin against the decision made on the 13<sup>th</sup> day of December, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** Permission to demolish the existing detached garage and to erect two number semi-detached two storey dwelling houses (both dwellings 102.4 square metres with a roof height not exceeding 6.25 metres), together with associated site development and ancillary works in the rear garden of Stanmor, Bray Road, Foxrock, Dublin.

**Decision**

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

## Reasons and Considerations

It is considered that the proposed development would generate additional traffic turning movements from an existing access onto the heavily trafficked National Route (N11). The proposed development would contravene Section 5.8.2, Policy Objective T24 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028, to promote, facilitate and cooperate with relevant transport bodies, authorities and agencies to secure improvements to the County's Motorway and National road network to provide, protect and maintain for the safe and efficient movement of people and goods and Section 5.8 which states the Council will facilitate the protection of all National routes and associated junctions in accordance with Transport Infrastructure Ireland's Policy and the Department of the Environment, Community and Local Government's 'Spatial Planning and National Roads Guidelines for Planning Authorities' issued in January, 2012. It is considered that the proposed development would endanger public safety by reason of traffic hazard and would have an adverse impact on the carrying capacity of the National Route (N11). The proposed development would also set an undesirable precedent for similar type developments in the vicinity, fronting the National Route, and would, therefore, be contrary to the proper planning and sustainable development of the area.



**Tom Rabbette**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

Dated this 26<sup>th</sup> day of June 2024.