



An  
Bord  
Pleanála

## Board Order ABP-319715-24

**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D23A/0298**

**Appeal** by Spencer and Emily Mitton care of McCutcheon Halley of 6 Joyce House, Barrack Square, Ballincollig, County Cork and by Jimmy and Kathleen Conlon and Others care of Marston Planning Consultancy of 23 Grange Park, Foxrock, Dublin against the decision made on the 15<sup>th</sup> day of April, 2024 by Dún Laoghaire-Rathdown County Council to grant permission subject to conditions to David Johnson care of Extend Architects of 14 Castle Street, Dalkey, Dublin.

**Proposed Development:** Development Description (1) partial demolition to the side of the existing house to create vehicular access to the rear site; (2) refurbishment and extension of existing house including roof and elevational alterations; (3) construction of four number detached dwelling houses, three and four bedroom units; (4) new houses to be two-storey with pitched and flat roof extensions; (5) eight on curtilage car parking spaces (two each) and private amenity open space to each new dwelling; (6) existing vehicular entrance on Albert Road to provide access to existing and new homes; (7) new landscaping, tree planting and boundary treatments; (8) SuDs surface water drainage, foul water, potable water connections and (9) all ancillary works necessary to facilitate the development at Cratloe, 72 Albert Road Upper, Glenageary, County Dublin.

## **Decision**

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

## **Reasons and Considerations**

Having regard to the scale of the proposed development and the traffic to be generated by it, it is considered that the additional traffic associated with the proposed development, would endanger public safety by reason of a traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists within the scheme in the vicinity of its entrance onto Albert Road Upper but also within the public domain of Albert Road Upper. Furthermore, it is also considered that the proposed development would endanger public safety by reason of a traffic hazard because of the additional traffic turning movements the development would generate onto Albert Road Upper at a point where sightlines are restricted, particularly in a northerly direction and where it has not been demonstrated that further permeability to serve the proposed development could not be achieved through the existing cul-de-sac lane serving Edwin Court, particularly in terms of accommodating the vehicle movements generated by the proposed four dwelling units to the rear of number 72 Albert Road Upper. Based on these concerns the Board is not satisfied the proposed development as designed and laid out is capable of accommodating traffic safely on site and in the vicinity of the entrance serving the proposed development.

Additionally, the Board is not satisfied that the traffic the proposed development would generate would not endanger public safety by reason of a traffic hazard and obstruction of road users. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



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**Stephen Bohan**

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

Dated this *25<sup>th</sup>* day of *November* 2024.