

An  
Coimisiún  
Pleanála

**Commission Order**  
**ABP-321394-24**  
**(ABP-310677-21)**

**Planning and Development Act 2000, as amended**

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

**Planning Register Reference Number: D21A/0304**

**APPEAL** by Bartra Property Limited against the decision made on the 3<sup>rd</sup> day of June, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

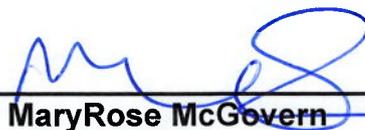
**Proposed Development:** The development will consist of the demolition of the existing two storey dwelling 'Maple Tree House' (circa 289 square metres) and the removal of the foundation slab of the previously demolished 'Yonder', and the construction of a 104 number bedroom nursing home, ranging in height from part-two to part-five storey (total gross floor area measures 5,618.40 square metres). The development will also include the provision of vehicular entrances off Ulverton Road and the spur off Harbour Road; car and bicycle parking; green roofs; PV panels; ancillary signage; boundary treatments; hard and soft landscaping; plant; lighting; changes in level; and all associated site works above and below ground, all on circa 0.6 hectare site, comprising the former residence 'Yonder', (previously demolished), Ulverton Road and 'Maple Tree House', Harbour Road, Bulloch Harbour, Dalkey, County 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 access road/laneway off the Harbour Road, over which the proposed development is to be primarily accessed, would have insufficient capacity to safely accommodate the intensified level of vehicular movements generated by the proposed development by reason of the restricted width of both the carriageway and the adjacent footpath, the length of this narrow access road/laneway and the lack of designated vehicle passing points along its length or close to its junction with Harbour Road. It is, therefore, considered that, notwithstanding the access analysis and associated drawings as described in the Transport Items Appeal Document, received by An Coimisiún Pleanála on the 28<sup>th</sup> day of June, 2021, including drawing number YNH-CSC-XX-XX-DR-C-0017 (Existing Vehicular Movements to Access Lane to Harbour Road), the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users and would, therefore, be contrary to the proper planning and sustainable development of the area.



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**MaryRose McGovern**

**Planning Commissioner of An Coimisiún Pleanála duly authorised to authenticate the seal of the Commission.**

Dated this *5<sup>th</sup>* day of *February* 2026.

