



An  
Coimisiún  
Pleanála

Commission Order  
ABP-322108-25

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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D24A/0891/WEB**

**Appeal** by Emmet and Jennifer O'Connell care of PD Lane Associates of 1 Church Road, Greystones, County Wicklow against the decision made on the 13<sup>th</sup> day of March, 2025 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** Construction of a 2.5 storey detached house, garage and ancillary site development works, including a proposed vehicular entrance onto the existing access road, site services, including an individual on-site sewage treatment system and percolation area, connection to watermain, landscaping and boundary treatment. The existing access road/laneway is located within the Foxrock Architectural Conservation Area, all at Mulberry, Brighton Road, Foxrock, Dublin.

## Decision

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

## Reasons and Considerations

Having regard to the residential zoning objective, the pattern of development in the area, which is characterised by large detached houses in their own grounds, and the policy framework provided by the Dún Laoghaire-Rathdown County Development Plan 2022-2028, it is considered that the proposed development of a detached two-storey infill dwellinghouse would be contrary to Section 12.4.8 (Vehicular Entrances and Hardstanding Areas) of the development plan in providing deficient sightline distances both to the north and south of the Brighton Road/laneway access junction. The proposed development would endanger public safety by reason of the additional traffic exiting the laneway onto Brighton Road, would set an undesirable precedent for future intensification of use of a restricted vehicular access onto Brighton Road, and would, therefore, be contrary to the proper planning and sustainable development of the area.



  
Declan Moore

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

Dated this 10<sup>th</sup> day of July 2025.