

AN COIMISIÚN PLEANÁLA
LDG- FEE-PAY-004147
ACP- _____
20 AUG 2026
Fee: € 220 Type: CUR
Time: 16:25 By: HAND

Cedar Lodge
Brennanstown Road
Cabinteely
Dublin 18

The Chief Planning Officer

An Bord Pleanála,

64 Marlborough St.,

Dublin 1

18/08/2026

ReF; D26A/0014/WEB

Dear Sir/Madam,

Please find enclosed , C A D R A's original planning observation to DLR Planning Office, dated 08/02/2026. Within this observation you will find key undertakings ,made by DLR Co Council which have not fulfilled their original undertakings and leads to both an unreasonable and irresponsible position, developing between Community and Planning locally.

We would like to object to the grant of permission, on the August 04 2026. We enclose the required fee of 220euro, by way of fee to cover this submission/observation.

Historically the DLR Co Council Planning have stated that they wish to fulfil the following,

Zoning Objective 130 provides that the Council shall;

"Limit development along the Brennanstown Road to minor domestic infills and extensions until a traffic management scheme for the area has been completed and its recommendations implemented"

Development Policy No; ST25 states that: "it is the objective of the Council to preserve the existing character of Brennanstown Road while undertaking a traffic management scheme that will"

Reduce traffic Speeds and improve road safety.

- *No evidence of a Road Safety Audit and no evaluation of the likely reduction in vehicle speed or the improvement in road safety are contained in submission.*

Provide improved facilities for vulnerable road users.

- *The Traffic Management Scheme fails to provide satisfactory facilities for pedestrians and cyclists.*

Reduce through traffic.

- *No evidence is provided to support this claim; it is asserted that the works will reduce through traffic possibly due to assumed delays at the entrance to development site along Brennanstown Road.*

Facilitate the development of zoned lands

- *Policy ST25 in the County Development Plan contains contradictory and irreconcilable land planning objectives. On One hand, Policy ST25 recognises and seeks to preserve the character of Brennanstown Road. The existing stone walls, narrow roads and trees contribute to the existing sylvan character of Brennanstown Road.*
- *On the other hand, the Plan includes residential zoning objective which aim to meet the projected housing requirements of the county in the plan period and Policy ST includes objective to facilitate development at Brennanstown Road.*
- *Brennanstown Road does not comply with any accepted standard or guidelines and its unsuitability to serve further residential development is acknowledged in the planning control which restricts development, as infill and extensions.*
- Within the Applicants documents certain claims have been made, Applicant claims since their last refusal substantial infrastructure and traffic management improvements have occurred, all that has happened, 1. The footpath was increased in size which widened footpath and reduced the width of Brennanstown Road, making it impossible for larger vehicles to pass each other and either stop or ride the footpath endangering Children and pedestrians.2. The road width would now, in its current size not comply with the standard road width acceptable throughout Ireland.
- The applicant also mentions that the Brennanstown Road is quieter, and Residential, this is not the case , as most homes have individual long driveways, housing are serviced by secondary road systems.
- This application happens to be the third attempt to use this site, and on each occasion, the Planning authority refused permission.
- 1.Reg.Ref:D98A/0560(John Keogh)
- 2. Reg.Ref:D22A0076
- 3. Reg. Ref:D26A0014
- We the Cabinteely And District Residents Association (CADRA), make this comment, in advance of your decision. This planning Application submission D22A/0076, the impact on the area, is premature and excessive in present times. Presently, almost 32,000 units are already approved for building in this area. Cabinteely/Brennanstown Road/Foxrock/Ballyogan/Cherrywood/Glenamuck and Districts. **This area, really need a fully integrated infrastructural traffic management plan**, embracing roads, people, cyclists and transport, for the whole of Cabinteely/Brennanstown Road/ Foxrock/ Cornelscourt/ Glenamuck/ Shankill/ Sandyford and Cherrywood .

The grant of Planning permission, in this case D26A/0014 appears incredible following the original planning decision made by DLR Co Council on 25th March 2023. In this qualification, the applicant sought permission for 4 dwellings, which DLR Make it abundantly clear in March 2023, that the application was both excessive and not suitable.

Now with this current grant of permission D26A/0014, DLR Co Council planning, have granted permission on a premise which is both confusing and unclear, and reaffirm our view, that DLR Planning Co Council are acting unreasonably and irresponsibly .

The **Grant Of Permission**, while confirming 4 dwellings, in fact is a grant of permission for 8 dwellings. How can any Planning Department grant permission for 4 dwellings, while confirming that 4 single use 1 bed room flats on ground floor and 4 duplex flats overhead, could be interpreted as permission for 4 dwellings. Combined and noted in the grant of permission, each dwelling is entitled to 1 car parking space (5mx3m parking space=24 metres of parking on site+2x4m road openings=32 metres). The **Grant of permission** also confirms 2 openings of 4 m wide to address entry and exit from this site. This site is small and little or no space will exist once 8 parking spaces are defined 2 road openings of 4metres wide and area behind(Back Garden) each dwelling will have limited use, if any. DLR Planning have made their concerns for refusal clear, in previous refusal of permission on this site, nothing has changed

The location of this site is completely unsuitable for this type of development. The Brennanstown Road is a narrow 300 year old country road , originally built to accommodate Horse and Carts, today it copes with traffic volumes in region of 6000-8000 vehicles (ref :Dlr Data).The area, currently has 3 exists on the left side of this short section of Brennanstown Road, on opposite side of Brennanstown Road,3 additional residences have openings on to this section of Brennanstown Road. This section of the road from Cabinteely Village to the junction with Carrig Glen, is no more that 100 yards. Combine the following within this area (8 entries and egress from old and new dwellings, 3 major traffic intersections and a new pedestrian crossover) on a road which has major traffic congestion daily due to traffic lights and current traffic volume. Without making this 100yards **section of road a continuous yellow box**, The residents and police will not be able to leave their respective sites/homes, on a daily basis.

While the claim, has been made within the original Planning Application, That major Road improvements have taken place, this is not true, the pedestrian footpath has been increased in sections only. The original undertaking , could not be implemented due to narrowness of Brennanstown Road, and the original safety condition of planning granted to Doyles nursery for 221 flats, now 257 flats, was not fulfilled, painting a white circle on a Roadway ,is not a roundabout, according to permission granted by An Bord Pleanala Planner(Paul Hyde).Images of Narrowness of Brennanstown Road enclosed.

To sum up, this application, is both in wrong location, and with the volumn, of flats and homes, built in this area, recently almost 30,000 units, this smacks of overdevelopment along the Brennanstown Road. We would encourage planners, to respect the heritage of our area, with such an abundance of so many historical (Celtic Crosses at Tully and Dolman Tomb on Brennanstown Road) and archaeological items, we need to respect our heritage ,as well as doing our best to safeguard and protect area for all residents, pedestrians, cyclists and traffic.



Please respect these concerns when making your decision,

Michael O'Brien

CADRA(Cabinteely And District Residents Association)



**ACKNOWLEDGEMENT OF RECEIPT OF SUBMISSION OR OBSERVATION
ON A PLANNING APPLICATION**

THIS IS AN IMPORTANT DOCUMENT

Keep this document safely. You will be required to produce this acknowledgement to An Bord Pleanála if you wish to appeal the decision of the Planning Authority. It is the only form of evidence which will be accepted by An Bord Pleanála that a Submission or Observation has been made to the Planning Authority on the Planning Application.

DÚN LAOGHAIRE RATHDOWN COUNTY COUNCIL

Planning Application Reference Number: D26A/0014/WEB

A Submission/Observation in writing has been received from:
Michael O'Brien, Cabinteely and District Residents Association CADRA
Cedar Lodge
Brennanstown Road
Cabinteely
Dublin
D18K6E4

On: 09/02/2026 in relation to the above planning application.

The appropriate fee of €20 has been paid. (fee not applicable to prescribed bodies / Local Authority Elected Members).

The submission/observation is in accordance with the appropriate provisions of the Planning and Development Regulations 2001, (as amended) and will be taken into account by the Planning Authority in its determination of the planning application.

Mary Quinlan

Mary Quinlan
For Senior Executive Officer

Date 09/02/2026

Planning Authority Stamp

09/02/2026

Cedar Lodge
Brennanstown Road
Cabinteely
Dublin 18

Chief Planning Officer

DLR County Council

Marine Road

Dun Laoghaire

Co Dublin

08/02/2026

Ref Planning Application Ref Number D26A/0014

Dear Sir /Madam,

As a resident/Member of Cabinteely and District Residents Association (CADRA) living on the Brennanstown Road, we are very alarmed, with the level of proposed development along this narrow Roadway. The Association are of the view that this proposed development at Carrig Glen & Brennanstown Road, is not in accordance with provisions and objective of the Dunlaoghaire Rathdown Co Development Plan and will not be in the interest of proper planning and suitable development on a number of grounds.

We would like to submit our observation and objection to above proposed development. While not adverse to new homes being built, we must draw your attention to the likely chaos, which would arise should this permission be granted. As you know and based on data compiled by DLR Planning and Roads Traffic division, The Brennanstown Road, currently carries between 6000 -7000 vehicles daily. The volume of traffic, is increased each day with almost 3500 cars and trucks , rat running along this 300 year old country road way, from the M50 each day from 7.45 am -9.15am and 4.30pm to 7.00pm daily. This high volume of traffic has very serious risks/danger for all road users, pedestrians, children, cyclists and normal cars and trucks.

In the written application from D26A/0014 , applicants claim that road improvements have taken place along this section of Brennanstown Road. The Aerial image shows a green field opposite this application, which is not the case; the site opposite has a large development of 136 dwellings, and not a green field site, as shown in Application Documentation.

Pictures enclosed:



Figure 2 - Aerial Map with subject site outlined in Red

What in fact, has happened, the footpath on opposite roadside, to this development site has been increased, which in fact has reduced the width of the Brennanstown Road, making it narrower. The Brennanstown Road is currently under investigation, and DLR County Council and the Traffic Division DLR are investigating the need for a full, Local Traffic Management scheme for this area, following the increased level of building/development and increased traffic, along this short section of this narrow Country Road. The proposed reconfigured vehicular access, with Two additional entrances from site, onto Brennanstown Road, which will serve this proposed site, will give rise to major traffic hazard along the Brennanstown Road. Should this site be granted permission, the narrow Brennanstown Road will have no more than 5 entrances and egress from different locations in a very short distance (Garda, Station, Restaurant, Cottage and new development 2 entrances).

Pictures enclosed:



It is the duty of the planning Authority , in making any decision on this development ,to signal in full to the applicant any concerns it has in relation to site development, on grounds of proper planning and sustainable development.

The subject site does not have safe access to public transport of QBC & Luas. Brennanstown Road does not offer pedestrians from this site safe access, to public transport on foot.

In the circumstances, residential development is not warranted and the density of the proposed development creates great danger for motorists, pedestrians and cyclists.

The developments which are currently under construction in this area comprise of 221 new dwellings at Doyle's nursery, 136 dwellings directly across the road from this proposed development .Each dwelling in these locations, will add a minimum of 2-4 journeys daily (1500 Approx.) ,onto the 6000-7000 vehicles daily pushing volume of traffic daily to over 8000 vehicles per day, along this narrow roadway. In the past, both in 2007 and again in 2016, the DLR County Council attempted to improve the Brennanstown Road, with two Part VIII scheme proposals. The aim of the Council was to protect and improve the state of the Brennanstown Road. The Council's Part VIII scheme was prompted with the following

zoning objective. Ref; DLR (Brennanstown Road, Traffic Management Scheme 2007) Vol 1. This report confirmed average speeds along this road, was 62kph which is, far too fast. Traffic emerging from this development, will face serious danger.

Traffic Picture Enclosed:



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We, Cabinteely and District Residents Association, would value your support, and hope you acknowledge our genuine concerns for our area and community. We wish to register our dissatisfaction with this application, and object to its acceptance as a suitable development at this time.

Please find enclosed Cheque for 20 euro, as fee to accompany objection.

Regards,

Michael O'Brien

CADRA

