



An
Bord
Pleanála

Board Direction
BD-001408-18
ABP-301887-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2018.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. Having regard to the location of the site within an Area Under Strong Urban Influence as identified in Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April 2005 and on lands zoned 'RU' – "To protect and improve rural amenity and to provide for the development of agriculture" in the South Dublin County Council Development Plan, 2016-2022 where housing is restricted to persons demonstrating local need, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the Development Plan for a house at this location. The applicants have not demonstrated exceptional circumstances which would justify the grant of planning permission for an additional house, in the circumstances where they currently reside in a large house on the family landholding. The proposed development would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the access to this site, via a gated private access laneway, on which it is not possible to pass two vehicles along its 140m length, and where sight visibility at the junction with Meagan's Lane is restricted in either direction, it is considered that the proposed development would endanger public safety by reason of traffic hazard and obstruction of road users, arising from the additional traffic movements which would be generated by the development.
3. Meagan's Lane, from which the development takes access, is substandard in terms of width and alignment, and lacks public footpaths and public lighting. The proposed development by reason of the additional traffic movements which this development would generate on such a substandard road, where there has already been significant development of one-off houses, would endanger public safety by reason of traffic hazard and obstruction of road users.
4. The junction of Meagan's Lane with the N81 National Secondary Route is substandard in terms of alignment, sight visibility and layout. Additional turning movements, which would be generated by this development would endanger public safety by reason of traffic hazard and obstruction of road users. The proposed development, by itself or by the precedent which the grant of permission for it would set for other relevant development, would adversely affect the use of a national road or other major road by traffic.
5. The proposed development would interfere with the character of the landscape, and with a view or prospect of special amenity value which it is necessary to preserve from Meagan's Lane.

Board Member

Date: 22/10/2018

Maria FitzGerald