



An
Bord
Pleanála

Board Direction
BD-012450-23
ABP-312960-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/06/2023.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to –

1. South Dublin County Development Plan 2022-2028,
2. Policy CS9 to “Support the sustainable long-term growth of Newcastle by focusing development growth within the current settlement boundary and based on the ability of local services to cater for sustainable growth levels”, and
3. the site being within an area zoned “RES-N” which seeks “To provide for new residential communities in accordance with approved area plans” while the area to the north of the site is zoned “RU” with a stated objective “To protect and improve rural amenity and to provide for the development of agriculture”,

the Board considered that there are no objectives or policies within the South Dublin County Development Plan 2022-2028 to support the provision for a vehicular access and footpath to the northern boundary of the site, and the proposed development would contravene materially Condition 2 attached to an existing permission (SD19A/0040) where nothing has changed that would support a change to the extant permission.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted the existing access route to lands to the north and considered the development as proposed did not provide adequate justification for material contravention of an extant permission.

Board Member Eamonn James Kelly **Date:** 14/06/2023
Eamonn James Kelly