



An
Bord
Pleanála

Board Direction
BD-014803-23
ABP-314158-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/12/2023.

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

Reasons and Considerations

The Board is not satisfied that the information submitted with the application and/or appeal has satisfactorily demonstrated how the proposed development relates to stated agricultural use of the lands.

The Board therefore concluded that the development by virtue of its excessive scale and extent of works carried out, would detract from the amenity value of the area and would be contrary to the provisions of Dún Laoghaire-Rathdown County Development Plan 2022-2028, including the Zoning Objective G, which seeks to protect and improve high amenity areas, and Policy Objective GIB4, which seeks in part to conserve and enhance existing High Amenity Zones. The proposed development for retention, would, therefore, be contrary to the proper planning and sustainable development for the area.

Note: The Board noted the inspector's recommended reasons for refusal also included concerns that the development for which retention permission is sought would result in the intensification of use of an access onto the Regional Road R117 and endanger public safety by reason of traffic hazard and that the additional and conflicting traffic movements generated by the development would interfere with the

safety and free flow of traffic on the public road. While the Board agreed with these concerns, the Board also noted that the matter of traffic safety gives rise to a new issue in the context of the appeal. In this regard, while it was open to the Board to seek the views of the appellant and other parties to the appeal on this matter of traffic safety, given the substantive reason for refusal on policy grounds, the Board decided not to pursue this course of action.

Board Member

Patricia Calleary
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Date: 07/12/2023