

An
Bord
Pleanála

Board Direction
BD-015827-24
ABP-314233-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13/03/2024.

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

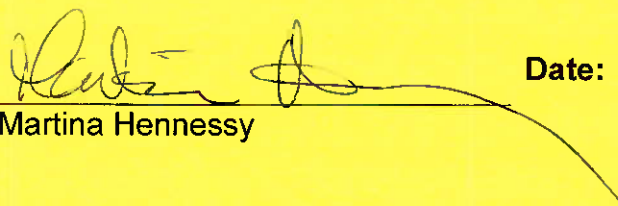
Reasons and Considerations

1. Having regard to policy section 12.3.13.1 'Holiday Caravan and Camping Sites' of the Dun Laoghaire Rathdown County Development Plan 2022 - 2028 and the location of the site within the 'Kilmashogue Valley' landscape character area, it is considered that the proposed glamping cabins, by reason of the size, height and scale of individual and cumulative built form arranged along a linear north-south axis perpendicular to and rising away from the public road would be suburban in character and overdevelopment in a rural landscape context and would represent a detrimental impact on the character of the landscape, and, to grant permission would set an undesirable precedent for further similar development within the 'Kilmashogue Valley'. The development would, accordingly, be contrary to the proper planning and sustainable development of the area.

Note:

The Board noted the Inspector shared the view of the planning authority, that the proposed wastewater treatment system does not have the capacity to cater for the demand generated by the proposed development. The Board noted that the results of trial pit TP01 showed that the bedrock head is much shallower than shown on the GSI maps with a water table of only 1.3m below ground level at TP01 (located downgradient from the southernmost end of the soil polishing filter), which suggests that the groundwater vulnerability should be locally ranked as 'Extreme' and not 'Moderate'. As a result the Board has concerns that the proposed WWTS proposed can adequately and safely dispose of the effluent generated by the development and that the proposed development would not be prejudicial to public health. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reason for refusal above, it was decided not to pursue this matter under the current appeal.

Board Member



Martina Hennessy

Date: 13/03/2024