

**An  
Bord  
Pleanála**

**Board Direction  
BD-014483-23  
ABP-314547-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 07/11/2023.

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

#### **Reasons and Considerations**

1. The site is located in an area designated as an Area of High Amenity in the Dun Laoghaire Rathdown Development Plan 2022-2028 where it is the policy of the planning authority, under zoning objective G and Policy Objective PHP23 Management of One-off Housing, that any development in the area not related directly to its amenity potential or its use for agriculture, mountain or hill farming should not be permitted. The proposed development would contravene this policy and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed house, by reason of its height, bulk, and design would be visually obtrusive in this rural area zoned as an Area of High Amenity in the Dun Laoghaire Rathdown Development Plan 2022-2028. The proposed house would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is the policy of the planning authority, as expressed in the Glencullen Local Area Plan 2008 which all developments should take account of until a new plan is prepared under the Dun Laoghaire Rathdown Development Plan 2022-2028, to protect the sources of supply of water to Enniskerry and environs by preventing


development within the catchment area of the town water supply source which in this case is the Glencullen River. This river is located 300 metres to the south of the site and is hydraulically connected to the site via a stream which runs along the western boundary of the site. Having regard to the same and having regard to the information submitted with the application and the policies with respect of protecting this water source as set out under ENV2 of the Glencullen Local Area Plan 2008, it is considered that the proposed development would contravene this policy, would be prejudicial to public health due to the risk of pollution of a source of public water supply.

4. The site is hydraulically connected via a stream and a river (the Glencullen River) to a Special Area of Conservation, Knocksink Wood SAC, which is located 300 metres to the south of the proposed development site. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that adequate information has been provided on the impact of the proposed development on hydrological conditions within the Annexed habitat and resulting implications for wildlife and flora. It is therefore considered that the Board is unable to ascertain, as required by Regulation 27(3) of the European Communities (Natural Habitats) Regulations, 1997, that the proposed development will not adversely affect the integrity of a European Site and it is considered that the proposed development would be contrary to the proper planning and sustainable development of the area.

**Note:**

The Board noted the Inspector's view that that the proposed development would endanger public safety by reason of traffic hazard because of the additional movements the development would generate on a substandard lane and where sightlines are restricted in a southerly direction at the junction of the lane and the public road. The Board considered this a new matter under the current appeal. While ordinarily this would warrant further consideration and a request for further information, in this instance given the substantive reasons for refusal above, it was decided not to pursue this matter under the current appeal.

Board Member

  
Martina Hennessy

Date: 07/11/2023

