

An  
Bord  
Pleanála

**Board Direction**  
**BD-017811-24**  
**ABP-319661-24**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/10/2024.

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

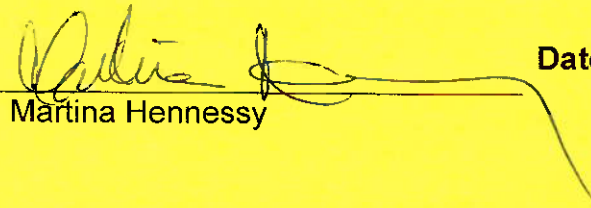
### **Reasons and Considerations**

Having regard to the planning history of the subject site, the A1 zoning objective of as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the objective of which is to provide *'for new residential communities and Sustainable Neighborhood Infrastructure in accordance with approved local area plans'*, Section 2.6.1.3 of the development plan (Local Area Plan-Making Programme) which sets out that within the Rathmichael A1 zoned area *'minor modifications and extensions to existing properties'* can be considered in advance of the relevant local area plan being in place and Appendix 1, Section 4.7 (New Residential Communities: Old Connaught and Rathmichael) which sets out that development in this Tier 2 area is contingent upon the timely delivery of supporting infrastructure, it is considered that the proposed development of a new residential unit at this location, with a new vehicular access, is not a minor modification or an extension to an existing property and would not be in accordance with the A1 zoning objective for the site, section 2.6.1 or Appendix 1 Section 4.7 of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

Having regard to the proposed development of a single dwelling unit on a cul-de-sac in this established residential area, which is well serviced by local roads and footpaths, the Board did not consider significant additional traffic movements would be generated causing danger public safety by reason of traffic hazard and so did not consider refusal reason number 2, as recommended by the Inspector, was warranted in this instance.

**Board Member**



Martina Hennessy

**Date:** 09/10/2024