

An
Coimisiún
Pleanála

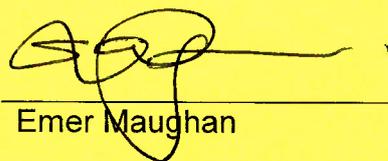
Direction
CD-020340-25
ABP-320493-24

The submissions on this file and the Inspector's report were considered at a meeting held on 25/07/2025.

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

Planning

Commissioner:



Emer Maughan

Date: 25/07/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

It is a Specific Local Objective of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 to implement and develop the lands at Ballyogan and Environs in accordance with the adopted Ballyogan and Environs Local Area Plan, and the Specific Local Objectives, therein. The proposed development is not accessed via the Clay Farm Loop Road, as required by the Ballyogan and Environs Local Area Plan ('Link Number 16'), and by the Site Development Framework for Kilgobbin, which requires that vehicular access for all new residential development within the Site Development Framework will be provided via the Loop Road and/or its feeder routes. The proposed development, by nature of its alternative access, would also detract from the character of the setting of Oldtown House (RPS Reference no 1700

and RMP DU025-017002) and the Kilgobbin Road, which are objectives of the County Development Plan and Local Area Plan to protect. Furthermore, the proposed development would increase vehicular, pedestrian and cyclist traffic movements on a road which is not suitable to cater for same. The proposed development would, therefore, be premature pending the completion of the Clay Farm Loop Road, would be contrary to the relevant transport, access, movement and phasing policies of the Ballyogan and Environs Local Area Plan 2019-2027, to Specific Local Objective 61 of the Dún Laoghaire-Rathdown Development Plan 2022-2028 and would be contrary to the proper planning and sustainable development of the area.