

An  
Coimisiún  
Pleanála

**Direction**  
**CD-020860-25**  
**ABP-320844-24**

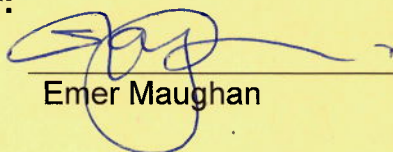
The submissions on this file and the Inspector's report were considered at a meeting held on 02/10/2025.

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

#### **Planning**

**Commissioner:**

**Date:** 02/10/2025

  
Emer Maughan

#### **DRAFT WORDING FOR ORDER**

#### **Reasons and Considerations**

Having regard to the site's location in an area zoned G - High Amenity in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 for which the objective is 'to protect and improve high amenity areas' and where dwellings will only be permitted on suitable sites where the applicant can demonstrate a genuine requirement for housing in the area because their principal employment is in agriculture, hill farming or local enterprise, directly related to the areas amenity potential, the Commission is not satisfied, on the basis of the information submitted in connection with the application and the appeal, that the applicant has demonstrated a genuine requirement for a house in the area based on the applicant's 'principal employment' being in agriculture. The development would

contravene the policy objectives for rural housing in 'High Amenity' lands as outlined in Section 4.3.1.6 and Policy Objective PHP23, of the Development Plan 2022-2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.