

An  
Bord  
Pleanála

**Board Direction**  
**BD-019743-25**  
**ABP-321764-25**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/05/2025.

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

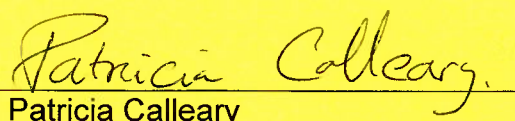
### **Reasons and Considerations**

Having regard to the A1 zoning objective of the area, as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and the associated objective which seeks 'to provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved Local Area Plans' Section 2.6.1.3 of the county 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 at this location is not a minor modification or an extension to an existing property. The proposed development would be contrary to the A1 zoning objective for the area, would be contrary to section 2.6.1.3 and Appendix 1, Section 4.7 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:**

Having regard to the nature of the development, a single house, which would generate low levels of additional traffic and having regard to the nature, alignment and function of the road as a local road, where low levels of traffic speeds are likely to occur, the Board did not consider that a traffic hazard would reasonably arise as a result of the development. Therefore the Board did not share the view of the inspector in this regard or attach the inspector's recommended reason number two accordingly.

**Board Member**

  
Patricia Calleary

**Date:** 22/05/2025