

An
Bord
Pleanála

Board Direction
BD-019809-25
ABP-321851-25

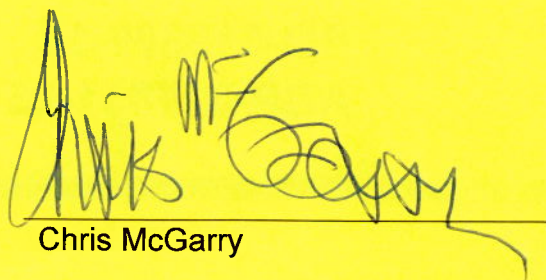
The submissions on this file and the Inspector's report were considered at a Board meeting held on 27/05/2025.

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 Dun Laoghaire-Rathdown County Development Plan 2022-2028, the objective of 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 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 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.

Board Member



Chris McGarry

Date: 28/05/2025