



An
Coimisiún
Pleanála

Direction
CD-020607-25
ABP-322451-25

The submissions on this file and the Inspector's report were considered at a meeting held on 08/09/2025.

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

Planning

Commissioner:

Eamonn James Kelly

Date: 08/09/2025

Eamonn James Kelly

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the A1 zoning objective of the lands 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 Neighbourhood Infrastructure in accordance with approved local area plans', to Section 2.6.1.3 of the development plan (Local Area Plan Plan-Making Programme) which sets out that within 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 to 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 four new residential units at this location does not constitute a minor modification or an extension to an existing property and would not be in accordance with the A1 zoning objective for the area, section 2.6.1.3 or Appendix 1, Section 4.7 of the aforementioned development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the number of units proposed in this application, it is considered that the proposed development constitutes an unacceptably low density of development within this location, and as such, would contravene Policy Objective PHP18: Residential Density of the Dún Laoghaire Rathdown County Development Plan 2022- 2028 and would also be contrary to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). Therefore, the proposed development, would set an undesirable precedent for other similar developments and would, be contrary to the proper planning and sustainable development of the area.
3. The Commission considered that the additional traffic generated by the proposed development, and the precedent it would set for similar developments, would endanger public safety by reason of traffic hazard, due to the increase in conflicts between pedestrian/cyclist/vehicle movements resulting from the proposed development and the inadequate provision of pedestrian and cyclist facilities throughout the road network at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Note

The Commission further noted Section 12.3.9 of the development plan whereby "The Planning Authority has a preference for and will promote the deep retro-fit of structurally sound, habitable dwellings in good condition as opposed to demolition and replacement unless a strong justification in respect of the latter has been put forward by the applicant. (See Policy Objective CA6: Retrofit and Reuse of Buildings

and Policy Objective PHP19: Existing Housing Stock - Adaptation)". The Commission was not satisfied that a sufficiently strong justification accompanied the application; however, given the substantive reasons for refusal set out above, the Commission decided not to pursue further information on the matter at this time.