



An
Coimisiún
Pleanála

Direction
CD-021512-25
ACP-323469-25

The submissions on this file and the Inspector's report were considered at a meeting held on 08/12/2025.

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: 08/12/2025

DRAFT WORDING FOR ORDER

Reasons and Considerations

Reasons and Considerations

- (1) Having regard to the Objective 'A' zoning of the subject site, and to the layout and design of the proposal including the quality of the public open space, the interaction with the Glenamuck Link Distributor Road (GLDR) and the future Kiltiernan Park- New Phase, it is considered that the proposed development fails to consider the context of the site or respond to the character of the surrounding area, would result in a negative visual impact on the streetscape, and would provide a poor level of residential amenity for future occupants in terms of the quality of open space. The proposed development would be

contrary to Section 12.3.1.1 – Design Criteria and Objective PHP35: Healthy Placemaking in terms of layout and design, Section 12.8.5 Public Open Space – Quality and Section 12.8.5.1 - Design of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and Objective SDF11-2 of the Kiltiernan-Glenamuck Local Area Plan 2025 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Note: The Commission did not share the Inspector's recommended reason for refusal that the proposed vehicular entrance and access road to the site on lands zoned Objective B is a material contravention of the land use zoning Objective B of the Dun Laoghaire Rathdown Development Plan 2022-2028. In this regard, the Commission agreed with and noted that the planning authority did not consider the proposed entrance location and access arrangement to be a material contravention of the development plan. Furthermore, on the facts of this case including the history of the Glenamuck Link Distributor Road consent, the area in question entails a modest amount of Zoning Objective B lands and a dual access arrangement may be a practical and pragmatic approach given the subject site's shape, disposition and topographic constraints and the angular nature and topography of the zoning Objective A lands, and may, therefore, be in accordance with the proper planning and sustainable development of the area.