

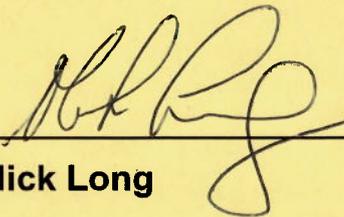
An
Coimisiún
Pleanála

Commission Direction
CD-000055
PL-500050-SD

The submissions on this file and the Inspector's report were considered at a meeting held on 27 January 2026.

The Commission decided to refuse permission generally in accordance with the following reasons and considerations.

Planning Commissioner:



Mick Long

Date:

28th day of January 2026

1. Having regard to the documentation submitted with the planning application and appeal, the Commission is not satisfied that the applicants have demonstrated that they meet the local need criteria in Policy H17 or meet either of the exceptional circumstances in Policy H18, and that the housing need of the applicants could not be met elsewhere. Accordingly, it is considered that the applicants do not come within the scope of the housing need criteria as set out in the South Dublin County Development Plan 2022-2028 for a house at this rural

location. The proposed development and development to be retained is therefore contrary to the proper planning and sustainable development of the area.

2. Having regard to Policy H16 of the South Dublin County Development Plan 2022- 2028, it is considered that the proposed development would result in a haphazard and unsustainable form of development in an unserved area, would lead to demand for the uneconomic provision of services, would contribute to the encroachment of random rural development in the area, would further erode the transition from rural hinterland to the town of Saggart and would militate against the preservation of the rural environment. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Based on the totality of information submitted, the Commission is not satisfied that the proposed development would not be at risk of flooding or would not give rise to flooding at other locations with part of the subject site located within Flood Zone A and Flood Zone B. The proposed dwelling is considered a highly vulnerable development and it is considered compliance with Policy IE4 of the South Dublin County Development Plan 2022 - 2028, and 'The Planning (sic) System and Flood Risk Management - Guidelines for Planning Authorities' (2009), and the SDCC Strategic Flood Risk Assessment (2022) which forms part of the County Development Plan has not been demonstrated and is therefore contrary to the proper planning and sustainable development of the area.

4. Based on the information provided in the application and the appeal, the Commission is not satisfied that the applicant has demonstrated compliance with Policy GI3: Objective 2. Policy GI3 Objective 2 of the South Dublin County Development Plan 2022-2028 which requires development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced, having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology. No proposals have been included in the application or appeal in relation to the maintenance and enhancement of the riparian corridor. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

5. The application for development to be retained includes hard standing development, a river crossing and a gate that is outside the red line of the planning application. Article 22(2)(b) of the Planning and Development Regulations 2001, as amended, provides that the content of a planning application shall identify clearly the land or structure to which the application relates and the boundaries thereof in red. The Commission cannot consider development outside of the red line boundary and it is considered that the proposed development to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

Note:

The Commission had concerns that there is a conceivable risk to surface and/or groundwater water bodies but given the substance of the reasons for refusal did not seek additional information.