



The submissions on this file and the Inspector's report were considered at a meeting held on 04 June 2026.

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

Planning Commissioner:

Emer Maughan

Date:

4th day of June 2026

DRAFT WORDING FOR ORDER

Reasons and Considerations

1. Having regard to the zoning objective 'G' of the site which seeks 'to protect and improve high amenity areas', to Policy Objective GIB4 of the Dún Laoghaire-Rathdown Development Plan 2022-2028 which seeks to conserve and enhance existing High Amenity Zones, to the size of the area excavated and finished in

hardcore material relative to the site area and the existing agricultural use of the lands, it is considered that the development proposed for retention is excessive in terms of its extent and results in a negative visual impact on this sensitive rural landscape, contrary to the zoning objective 'G' of the lands, Policy Objective GIB4 and Sections 12.3.12, 12.7.3 and 12.7.4 of the development plan.

2. Having regard to the existing public road which is substandard in terms of width and alignment, the applicant has failed to demonstrate that the traffic generated by the development proposed to be retained would not endanger public safety by reason of traffic hazard and obstruction of road users in the absence of details of estimated traffic uses, details of visibility splays in accordance with TII standards and a swept path analysis for the various types of vehicles associated with the development proposed to be retained.