



An
Bord
Pleanála

Board Order
PL 06D.247918

Planning and Development Acts 2000 to 2016

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D16A/0793

Appeal by Shane McCambridge and Gregory McCambridge care of CDP Architects of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 20th day of December, 2016 by Dún Laoghaire-Rathdown County Council to refuse outline permission.

Proposed Development: Residential development of five number houses consisting of two number detached four bedroom houses and three number detached five bedroom houses, all with individual domestic wastewater treatment plants, a new vehicular and pedestrian entrance off the old Rathmichael Road together with all associated site works, boundary treatments, landscaping and signage, all on lands at Old Rathmichael, County Dublin.

Decision

REFUSE outline permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. It is the policy of the planning authority as set out under policy ST2 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 to actively support sustainable modes of transport and ensure that land use and zoning are fully integrated with the provision and development of high quality public transportation systems. Having regard to the distance to social and community facilities to support this residential development, to the nature of the local public road network and the distance to high quality public transport routes, it is considered that future occupants of the proposed development would be primarily reliant on private cars as a mode of transport. The proposed development would, therefore, contravene policy ST2, which is a core objective of the current development plan, and would be contrary to the proper planning and sustainable development of the area.

2. The majority of the subject site is located within Specific Local Objective 126 on Map 14 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 where it is an objective of the planning authority to refuse permission for new developments which include on-site wastewater treatments facilities within this catchment, until the groundwater issues in the area are resolved or ameliorated. The proposed development is un-sewered and reliant on treatment systems. The proposed development would, therefore, be contrary to Specific Local Objective 126 and policy EI23, would be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2017