



An
Bord
Pleanála

Board Order
PL 06S.249169

Planning and Development Acts 2000 to 2017

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD17A/0200

Appeal by Paul Gallagher of Coolnamuck, Carrick-on-suir, County Waterford against the decision made on the 14th day of August, 2017 by South Dublin County Council to refuse permission to the said Paul Gallagher.

Proposed Development: Construction of a detached split level single storey dwellinghouse with sarnafil standing seam mono pitched roof to include two number velux roof lights and solar panels, the replacing of existing vehicular site entrance with new entrance from the existing private road/laneway, installation of septic tank, percolation area, landscaping, permeable grasscrete layby and all associated site works, all at Cruagh Lane, Killakee, Rathfarnham, Dublin.

Decision

REFUSE 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. The proposed development would constitute undesirable ribbon development in a rural area outside lands zoned for residential development and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Taken in conjunction with existing development in the area, the proposed development would give rise to an excessive density of development in a rural area lacking certain public services and community facilities and served by a poor road network. It is an objective of the planning authority, as expressed in the South Dublin County Council Development Plan 2016-2022, to channel housing into "existing settlements". This objective is considered reasonable. It is considered that the proposed development would constitute urban generated housing, would contravene the objective of the planning authority and would lead to demands for the uneconomic provision of further public services and facilities in an area where these are not proposed. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. The proposed development is located along a minor laneway which is inadequate in width and alignment and would, therefore, endanger public safety by reason of traffic hazard.

