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**Planning and Development Acts 2000 to 2017**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D17A/0803**

**APPEAL** by Rachel Doolin of 14 Cairnbrook, Carrickmines, Dublin against the decision made on the 1<sup>st</sup> day of November, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development** Construction of a new build two-storey house (one of four), new vehicular access and associated site works with shared amenity space and attenuation pond at Springfield Lane, Carrickmines, County 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**

Having regard to the site location on zoned and serviceable lands identified in the current Dún Laoghaire-Rathdown County Development Plan, 2016-2022 and the Kiltiernan/Glenamuck Local Area Plan, 2013, in addition to the proximity and availability of local services and public transport nodes, it is considered that the proposed development does not provide for a sufficiently high density of development as to ensure an acceptable efficiency in land usage. Notwithstanding the existing on-site constraints, including the overhead power lines, it is considered that the proposed development would represent an inefficient and unsustainable use of serviced, zoned land which would be contrary to Policy RES3 of the said Development Plan in addition to the provisions of the Kiltiernan/Glenamuck Local Area Plan, 2013 and the Sustainable Residential Development in Urban Areas, (Cities, Towns and Villages), Guidelines for Planning Authorities, May 2009 issued by the Department of the Environment, Heritage and Local Government. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Terry Ó Niadh**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2018.**