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**Planning and Development Acts 2000 to 2018**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD18A/0011**

**APPEAL** by Ciarán and Karen Seoighe care of The Planning Partnership of 29 Oliver Plunkett Street, Mullingar, County Westmeath against the decision made on the 12<sup>th</sup> day of March, 2018 by South Dublin County Council to refuse outline permission to the said Ciarán and Karen Seoighe.

**Proposed Development** Outline permission for the development of a dwelling house. The proposed development comprises details of siting of the proposed house, the creation of a new access, the installation of a wastewater treatment system and all associated ancillary works, all at Redgap and Coolmine, Rathcoole, 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. The proposed development is located in an area zoned Objective RU 'to protect and improve rural amenity and to provide for the development of agriculture', as set out in the South Dublin County Development Plan 2016-22, where dwellings will only be permitted in exceptional circumstances where applicants can establish a genuine need to reside in proximity to their employment (such employment being related to the rural community) or applicants have demonstrated close family ties with the rural community. It is considered that the applicant has failed to demonstrate satisfactory links to the rural community. As such, the proposed development would contravene the provisions of the County Development Plan and the zoning objective for the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Policy H27 of the South Dublin County Development Plan, 2016-2022 states that it is the policy of the planning authority to ensure that any new residential development in rural and high amenity areas, including houses and extensions, are designed and sited to minimise visual impact on the character and visual setting of the surrounding landscape. It is considered that the proposed development, if permitted, would contribute to ribbon development in this un-serviced rural area, would result in the significant alteration to the existing roadside boundary and would set an undesirable precedent for similar type developments in this rural landscape. It is considered that the proposed development of a dwelling house at this location would form a discordant and obtrusive feature on the landscape, would seriously injure the visual amenities of the area, would fail to be adequately absorbed and integrated into the landscape and would consolidate and contribute to the build-up of ribbon development in the rural landscape. It is considered that the proposed development would militate against the preservation of the rural environment and lead to demands for the provision of further public services and community facilities and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Taken in conjunction with existing and permitted 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 set out in the current Development Plan for the area, to channel housing into rural settlements and the protection of rural landscapes is a high priority of the Plan. These objectives are considered reasonable. It is considered that the proposed development would constitute an inappropriate form of development, 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.
  
4. The site is located on a rural road which is seriously substandard in terms of width and alignment. It is considered that the additional traffic generated by the proposed development would endanger public safety by reason of traffic hazard and would lead to conflict between road users, that is, vehicular traffic, pedestrians and cyclists. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2018.**