



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0364

APPEAL by Albert Price and Siobhan Price of Moonstone, Ballyedmonduff Road, Sandyford, Dublin against the decision made on the 23rd day of July, 2019 by Dún Laoghaire-Rathdown County Council to refuse outline permission.

Proposed Development: Outline planning permission for the construction of one 'Traveller Accommodation' day house, a hard standing for associated caravan/mobile-home bay and associated wastewater treatment system at Moonstone, Ballyedmonduff Road, Sandyford, 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 “Sustainable Rural Housing Guidelines for Planning Authorities” issued by the Department of the Environment, Heritage and Local Government (2005) requires planning authorities in their Development Plans to distinguish between urban-generated and rural generated housing need. It is an objective of the planning authority, as set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022, to restrict the spread of one-off housing into the rural countryside and to accommodate local growth into identified small villages subject to the availability of necessary services. The Board is not satisfied on the basis of the plans and particulars submitted with the application and the appeal that the proposed development arises from a rural-generated housing need in this high amenity area and it is considered that the proposed development would therefore contribute to the encroachment of random rural development in this area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, materially contravene an objective set out in the current County Development Plan and be contrary to the proper planning and sustainable development of the area.

2. The application site is located in an area zoned to protect and improve high amenity areas in the Dún Laoghaire-Rathdown County Development Plan 2016-2022. The proposed development does not meet the criteria for 'Travellers Accommodation' as set out in the current County Development Plan and is therefore not a form of development which is acceptable in principle within this zoning designation. The proposed development would, therefore, materially contravene the zoning objective for the area set out in the current County Development Plan and be contrary to the proper planning and sustainable development of the area.

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

Dated this day of 2019