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**Planning and Development Acts 2000 to 2019**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD19A/0211**

**APPEAL** by Annette (nee McDonagh), Alan and Dylan Ritchie care of McDonaghs Lane, Glenaraneen, Brittas, County Dublin against the decision made on the 27<sup>th</sup> day of August, 2019 by South Dublin County Council to refuse permission.

**Proposed Development:** Erection of three bed house; Christmas tree farming; one stable, area for horse, food store and forge; installation of wastewater treatment plant and percolation area storm water disposal; new vehicular access and walling, well, landscaping and ancillary site work; temporary retention of an existing two bed log cabin; temporary septic tank and well; pumphouse and temporary vehicle driveway, all at McDonaghs Lane, Glenaraneen, Brittas, 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**

1. Having regard to the location of the site within an area subject to Housing (H) Policy 23 (Rural Housing in HA – Dublin Mountains Zone) Objective 1 of the South Dublin County Council Development Plan 2016-2022, National Policy Objective 19 of the National Planning Framework and the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, it is considered that none of the applicants come within the scope of the housing need criteria as set out in the development plan for a house at this location. Furthermore, it is considered that the applicants have not demonstrated an economic or social need to live in a rural area having regard to the viability of smaller towns and rural settlements and, therefore, the proposed development does not comply with National Policy Objective 19. The development, in the absence of any identified locally based genuine need for the house, would contravene local and national housing policy and objectives, would contribute to the encroachment of random rural development in the 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, be contrary to the proper planning and sustainable development of the area.

2. The site is in an area zoned 'Objective HA (LV, DV, DM); To protect and enhance the outstanding natural character and amenity of the Liffey Valley, Dodder Valley and Dublin Mountains areas' and there are specific conservation objectives to 'Protect and Preserve Significant Views' along both sides of McDonagh's Lane. It is considered that the works carried out to date have adversely affected the character of the mountain area. Therefore, it is also considered that the proposed development would adversely affect the significant views along McDonagh's Lane that it is an objective to protect and preserve, would seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area.
  
3. It has not been satisfactorily demonstrated that sightlines of 90 metres in both directions can be achieved from either the existing or proposed entrances. In addition, the existing entrance represents an intensification of the original agricultural use of the lands and the continuation of development, in addition to the proposed commercial use of the lands, which would generate additional traffic on the substandard rural road network, and would result in increased traffic movement on this roadway which would endanger public safety by reason of traffic hazard.
  
4. Section 11.3.4 (Rural Housing) (ii) (Rural Housing Design) of the South Dublin County Council Development Plan 2016-2022 states that a minimum road frontage of 60 metres should be provided for all new dwelling sites in rural areas and a proliferation of housing along stretches of roads in a manner that creates ribbon development should be avoided. It is the policy of the planning authority as set out in the development plan to control urban sprawl and ribbon development. This policy is considered to be reasonable. The proposed development would be in conflict with this policy because, when taken in conjunction with existing development in the vicinity of the site, it would consolidate and

contribute to the build-up of ribbon development in an open rural area. This would militate against the preservation of the rural environment and lead to the demands for the provision of further public services and community facilities. The development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Maria FitzGerald**

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

**Dated this            day of            2020.**