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**Planning and Development Acts 2000 to 2019**

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

**Planning Register Reference Number: D19A/0145**

**APPEAL** by Seonadh O’Leary care of Hughes Planning and Development Consultants of 70 Pearse Street, Dublin against the decision made on the 19<sup>th</sup> day of November, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** A development consisting of a single storey three-bedroom dwellinghouse, new vehicular access, two associated car parking spaces, wastewater treatment system, private amenity space, landscaping and boundary treatment, and all associated site development and drainage works. This application is accompanied by a Section 47 agreement under the Planning and Development Act 2000, as amended, to prevent the implementation of a previously approved residential dwelling on adjacent land in the ownership of the applicant (planning register reference number D12/0332) which permitted a part two-storey, part single storey dwelling, wastewater treatment system and all ancillary works necessary to facilitate the development. All at Springfield, Glenamuck Road, Carrickmines, 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 location of the site within in an area zoned 'High Amenity Zoning Objective G'; where the objective is to protect and improve high amenity areas' under the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and where housing is restricted to persons demonstrating local need in accordance with Policy RES 16 Management of One off Housing, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the development plan for a house at this location, as the applicant already has an extant planning permission to build a dwelling house (planning register reference number D12A/0332 and planning register reference number D12A/0332E refers) within the overall family landholding. In this regard, the proposed development would conflict with the requirements for rural housing in 'High Amenity Zoning 'G' land as outlined under Policy RES 16 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, would contravene materially a development objective indicated in the Dún Laoghaire-Rathdown County Development Plan 2016-2022 for the zoning of land for the use solely or primarily of particular areas for particular purposes and would, therefore, be contrary to the proper planning and sustainable development of the area.

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

**Dated this            day of            2020.**