

An
Bord
Pleanála

Board Order
ABP-309958-21

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21A/0011

APPEAL by Paula and Brian Carrigan care of Paul C. Mealy Architects Limited of 11 The Courtyard, Friar's Hill, Wicklow, County Wicklow against the decision made on the 22nd day of March, 2021 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Two storey dwelling, garage and effluent treatment plant located to north-west side of existing dwelling and for new effluent treatment plant serving existing dwelling at Hazelhatch Road, Newcastle, 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 in an area zoned RU in the South Dublin County Development Plan 2016-2022, and within an area identified as under strong urban influence under the Guidelines for Planning Authorities on Sustainable Rural Housing issued by the Department of the Environment, Heritage and Local Government in 2005 and to National Policy Objective 19 of the National Planning Framework issued by the Department of Housing, Local Government and Heritage (February 2018) which, for rural areas under urban influence, seeks to facilitate the provision of single housing in the countryside based on the core consideration of demonstrable economic or social need to live in a rural area, having regard to the viability of smaller towns and rural settlements, it is considered that the applicants have not demonstrated an economic or social need to live in this 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 proposed development would contribute to the further encroachment of random rural development in the area, would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure, would contravene rural housing objectives H20 and H22 of the Development Plan, and the overarching provisions of the Guidelines and the National Planning Framework. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The proposed development would generate additional traffic turning movements on the R405 Regional Road where traffic volumes and speeds are high and where the horizontal alignment of the road restricts the forward visibility available to drivers approaching and passing the site. The proposed development would, therefore, endanger public safety by reason of traffic hazard.

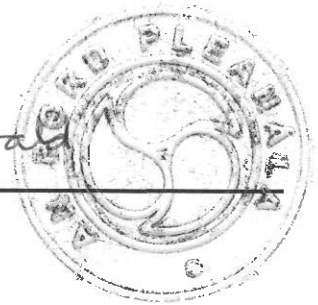
3. The proposed development would give rise to an excessive concentration of domestic wastewater treatment systems discharging to groundwater in a limited area and would, therefore, be prejudicial to public health.

DR Maria FitzGerald

Maria FitzGerald

Member of An Bord Pleanála

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



Dated this *18th* day of *August* 2021.