

Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21A/0173

APPEAL by Camillus and Máire Muldowney care of Louis Burke Architects of The Studio, 33A Wasdale Park, Terenure, Dublin against the decision made on the 23rd day of August, 2021 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: The construction of a contemporary style two storey two bedroom dwelling house on the western side of existing house. The works will include adapting the existing septic tank/percolation area for the new house and the installation of a biocycle treatment unit for the existing house. A new vehicular entrance will be formed to the new house from Woodtown Way, all at "Radharc", Woodtown Way, Stocking Lane, Rathfarnham, 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 policies and objectives of the South Dublin County Council Development Plan 2016-2022, the location of the site in an area zoned 'RU' where the stated objective is to protect and improve rural amenity and to provide for the development of agriculture, Policy H20 which restricts the spread of dwellings in the rural zones and to focus on such housing into existing settlements, and Policy H22 which states areas designated with Zoning Objective 'RU' that new or replacement dwellings will only be permitted in exceptional circumstances, it is considered that, the proposed development would exacerbate ribbon development, would have the potential to create a precedent for similar development in the immediate and surrounding rural area, would be contrary to the Development Plan and would contribute to demands for the uneconomic provision of further public services and communal 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.

2. Having regard to the proposed site services and the existing site services, it is considered that the information submitted with the application and appeal, was not sufficient to enable the assessment of the impact on water services, surface water drainage and wastewater disposal of the proposed development. The proposed development would, therefore, be prejudicial to public health and would be contrary to the proper planning and development of the area.

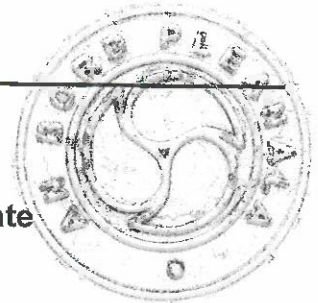


Michelle Fagan

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this *25th* day of *January* 2022.