

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire Rathdown County Council

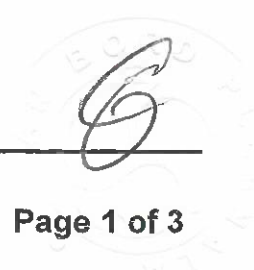
Planning Register Reference Number: D21A/0712

APPEAL by Catherine McDaid care of Stephen Mason Architectural and Planning Services of 2 Clonkeefy, Castlerahan, Ballyjamesduff, County Cavan against the decision made on the 1st day of October, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention of the uninhabited mobile home positioned on a portion of lands located to the east of Kellystown Road and between Taylors Three Rock public house and Stackstown Golf Club, County Dublin

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

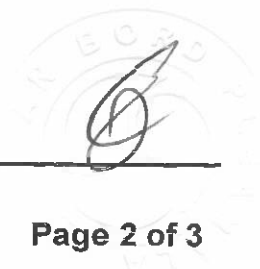


Matters Considered

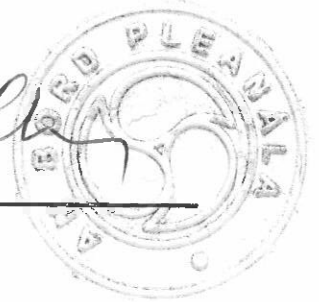
In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. The development proposed for retention results in a highly prominent and incongruous feature within the rural landscape and significantly impacts on the 'Western Half of Kellystown Road' character area in which the subject site is located. The proposed development therefore materially contravenes Policy LHB2 (Preservation of Landscape Character Areas) and Policy LHB6 (Views and Prospects) as well as the zoning objective, which is 'to protect and improve rural amenity and to provide for the development of agriculture' of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022 and would, therefore, be contrary to the proper planning and sustainable development of the area.



2. The development proposed for retention would be contrary to Section 8.3.3.7 (Rural) Non-Residential Development of the Dún Laoghaire-Rathdown County Development Plan 2016 – 2022 due to its negative visual impact on the surrounding landscape and on the area in terms of loss of rural amenity. If granted, the development proposed for retention would set an undesirable precedent for similar development and would, therefore, be contrary to the proper planning and sustainable development of the area.



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

Dated this 3rd day of MARCH 2022