

An
Bord
Pleanála

Board Order

ABP-314233-22

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0324

Appeal by Libratech Limited care of Brock Finucane Architects of 28 Lower Baggot Street, Dublin against the decision made on the 5th day of July, 2022 by Dun Laoghaire-Rathdown County Council to refuse permission.


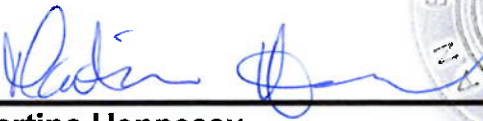
Proposed Development: Installation of 15 number glamping pods, the construction of a reception building, 15 number car parking spaces, a wastewater and treatment and disposal system, the realignment of the boundary wall along Tibbradden Road, and all associated site development works and other enabling works, all on a site of circa 1.75 hectares at Tibbradden Road, Kilmashogue, Dublin.

Decision

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

Reasons and Considerations

Having regard to Section 12.3.13.1 (Holiday Caravan and Camping Sites) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 and the location of the site within the 'Kilmashogue Valley' landscape character area, it is considered that the proposed glamping cabins, by reason of the size, height and scale of individual and cumulative built form arranged along a linear north-south axis perpendicular to and rising away from the public road, would be suburban in character, would constitute overdevelopment in a rural landscape context, would represent a detrimental impact on the character of the landscape, and would set an undesirable precedent for further similar type development within the 'Kilmashogue Valley'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Martina Hennessy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.

Dated this *26th* day of *March* 2024.