



An  
Bord  
Pleanála

**Board Order**  
**ABP-314397-22**

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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: 7522**

**WHEREAS** a question has arisen as to whether the placement of a 23.4 square metre shed for agricultural use at Springhill, Ballyedmonduff Road, Sandyford, Dublin is or is not development or is or is not exempted development:

**AND WHEREAS** Colm Ryan care of Kieran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin requested a declaration on the said question from Dún Laoghaire-Rathdown County Council and the said Council issued a declaration on the 4<sup>th</sup> day of August, 2022 stating that the said matter is considered development is not development or exempted development:

**AND WHEREAS** Colm Ryan care of Kieran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin referred the declaration for review to An Bord Pleanála on the 19<sup>th</sup> day of August, 2022:

**AND WHEREAS** An Bord Pleanála, in considering this referral, had regard particularly to –

- (a) Sections 2, 3 and 4 of the Planning and Development Act 2000, as amended,
- (b) Articles 6 and 9 of the Planning and Development Regulations 2001, as amended, and
- (c) Section 8.4.5 'Policy Objective GIB6: Views and Prospects' of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 which seeks to preserve, protect and encourage the enjoyment of views and prospects of special amenity value or special interests, and to prevent development, which would block or otherwise interfere with views and/or Prospects.

**AND WHEREAS** An Bord Pleanála has concluded that -

- (a) having regard to the nature and design of the shed, and its prominent position making it clearly visible from the Ballyedmonduff Road;
- (b) the shed would interfere with views which the development plan has an objective to preserve, said views being from the Ballyedmonduff Road in a westerly direction as indicated graphically on development plan map number 9, and therefore
- (c) the restriction on exempted development pursuant to article 9(1)(a)(vi) of the Planning and Development Regulations 2001, as amended, is applicable in this instance.

**NOW THEREFORE** An Bord Pleanála, in exercise of the powers conferred on it by section 5 (3) (a) of the 2000 Act, hereby decides that the placement of a 23.4 square metres shed for agricultural use at Springhill, Ballymonduff Road, Sandyford, Dublin is development and is not exempted development.



**Tom Rabbette**

**Member of An Bord Pleanála**

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

**Dated this**

**6<sup>th</sup>**

**day of**

**August**

**2024.**