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**Planning and Development Acts 2000 to 2022**

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

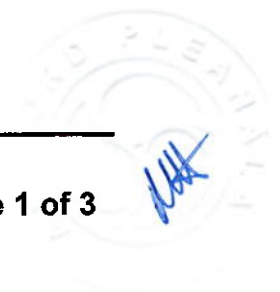
**Planning Register Reference Number: D22A/0437**

**APPEAL** by Siobhán Parker care of RMLA Limited of Unit 3B, Santry Avenue Industrial Estate, Santry Avenue, Santry, Dublin against the decision made on the 11<sup>th</sup> day of August, 2022 by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development** Construction of a one and a half storey dwelling house with proprietary wastewater treatment system, improvements to existing vehicular access and all associated site works, all at Campbells Lane, Glencullen, Dublin.

**Decision**

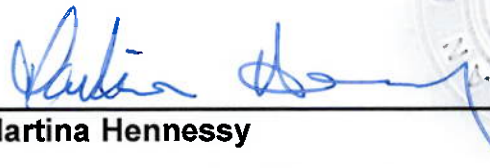
**REFUSE** permission for the above proposed development in accordance with the reasons and considerations set out below.



## Reasons and Considerations

1. The site is located in an area designated as an 'Area of High Amenity' in the Dún Laoghaire-Rathdown Development Plan 2022 – 2028, where it is the policy of the planning authority, under Zoning Objective G and Policy Objective PHP23 Management of One-off Housing, that any development in the area not related directly to its amenity potential or its use for agriculture, mountain or hill farming should not be permitted. The proposed development would contravene this policy and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed house, by reason of its height, bulk, and design, would be visually obtrusive in this rural area zoned as an 'Area of High Amenity' in the Dún Laoghaire-Rathdown Development Plan 2022 – 2028 and would, therefore, be contrary to the proper planning and sustainable development of the area.
3. It is the policy of the planning authority, as set out in the Glencullen Local Area Plan 2008 which all developments should take account of until a new plan is prepared under the Dún Laoghaire-Rathdown Development Plan 2022 - 2028, to protect the sources of supply of water to Enniskerry and environs by preventing development within the catchment area of the town water supply source which in this case is the Glencullen River. This river is located 300 metres to the south of the site and is hydraulically connected to the site via a stream which runs along the western boundary of the site. Having regard to same and having regard to the information submitted with the application and to the policies in respect of protecting this water source, as set out under ENV2 of the Glencullen Local Area Plan 2008, it is considered that the proposed development would contravene this policy and would be prejudicial to public health due to the risk of pollution of a source of public water supply.

4. The site is hydraulically connected via a stream and a river (the Glencullen River) to a Special Area of Conservation, Knocksink Wood Special Area of Conservation (Site Code: 000725), which is located 300 metres to the south of the proposed development site. The Board is not satisfied, on the basis of the submissions made in connection with the planning application and the appeal, that adequate information has been provided on the impact of the proposed development on hydrological conditions within the Annexed habitat and resulting implications for wildlife and flora. It is considered, therefore, that the Board is unable to ascertain, as required by Regulation 27(3) of the European Communities (Natural Habitats) Regulations, 1997, that the proposed development will not adversely affect the integrity of a European site and it is considered that the proposed development would 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 20<sup>th</sup> day of November 2023.