



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D22A/0945

APPEAL by McGarrell Reilly Homes Limited care of McCutcheon Halley, Chartered Planning Consultants of Kreston House, Arran Court, Arran Quay, Dublin against the decision made on the 1st day of February, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: 19 number two-storey houses comprising 17 number four-bedroom and two number three-bedroom units. Permission is also sought for a new vehicular access from existing Stepside Park development. The development also includes associated landscaping and boundary treatments, an ESB substation and all associated site and development works at Kilgobbin (Townland), Stepside, Dublin, on a site (0.738 hectares) north-west of the existing Stepside Park housing development.

Decision

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

Reasons and Considerations

1. The proposed development would contravene the phasing programme of the Kilgobbin Site Development Framework set out at Section 12.1 of the Ballyogan and Environs Local Area Plan 2019-2025, which requires the Clay Farm Loop Road to be in place in order to progress the development of these lands. The development would, therefore, be contrary to the Ballyogan and Environs Local Area Plan and would be premature pending the completion of the Clay Farm Loop Road.

2. The proposed vehicular access route from Stepside Park would be contrary to the provisions of Zoning Objective F of the Dún Laoghaire-Rathdown Country Development Plan 2022-2028, which seeks 'to preserve and provide for open space with ancillary active recreational amenities' due to the introduction of hard surfacing and a vehicular route, which would be injurious to the use of the lands for recreation and associated activities. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



3. Having regard to the target density of 60 units per hectare set out in the Ballyogan and Environs Local Area Plan 2019-2025, to the density targets set out in the Kilgobbin Site Development Framework and the Sustainable Residential Development and Compact Settlement Guidelines, 2024, it is considered that the proposed development, at approximately 36 units per hectare would represent an inappropriately low density and inefficient use of zoned residential lands. As such, the proposed development represents underdevelopment and would be contrary to the Ballyogan and Environs Local Area Plan 2019-2025, and 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 29th day of May 2024