

An
Bord
Pleanála

Board Order ABP-318380-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0553

Appeal by Olga Muzychuk care of RML Planning of 3 David Road, Drumcondra, Dublin against the decision made on the 16th day of October, 2023 by Dun Laoghaire-Rathdown County Council to refuse permission.

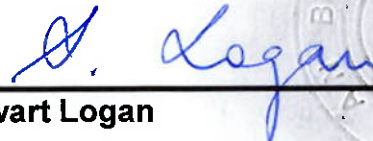
Proposed Development: Construction of a three-bedroom single storey farmhouse dwelling. This application also involves the installation of a proprietary wastewater treatment works and the carrying out of all associated site works, all at Barrack Road, Glencullen, County Dublin.

Decision

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

Reasons and Considerations

The site of the proposed development is located on high amenity lands and within a highly sensitive landscape outside the village of Glencullen, which is an area under significant urban pressure for rural housing and zoned Objective 'G' in the Dun Laoghaire-Rathdown County Development Plan 2022-2028 wherein it is a policy objective to conserve and enhance existing High Amenity Zones. Based on the information submitted with the planning application and the appeal, the Board is not satisfied that the applicant has had sufficient regard for such a sensitive receiving environment and that a genuine local need to reside in a rural area due to locationally-specific employment has been demonstrated, as required by Policy Objective PHP23 (Management of One-off Housing) of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Stewart Logan

Member of An Bord Pleanála

duly authorised to authenticate
the seal of the Board.

Dated this 6th day of August 2024.