



An
Bord
Pleanála

Board Order ABP-319661-24

Planning and Development Acts 2000 to 2022

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0093

Appeal by John O'Connor care of TOT Architects of 49 Upper Mount Street, Dublin against the decision made on the 11th day of April, 2024 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: New detached two-storey house of 148.5 square metres together with all site works, including a new entrance onto Ballybride and all new utility connections, all at 14 Ballybride, Rathmichael, Shankill, County Dublin.

Decision

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

Reasons and Considerations

Having regard to the planning history of the site, the A1 zoning objective of the area, as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the objective of which seeks to provide 'for new residential communities and Sustainable Neighborhood Infrastructure in accordance with approved local area plans', Section 2.6.1.3 of the development plan (Local Area Plan-Making Programme), which sets out that within the Rathmichael A1 zoned area 'minor modifications and extensions to existing properties' can be considered in advance of the relevant local area plan being in place, and Appendix 1, Section 4.7 (New Residential Communities: Old Connaught and Rathmichael) which sets out that development in this Tier 2 area is contingent upon the timely delivery of supporting infrastructure, it is considered that the proposed development of a new residential unit at this location, with a new vehicular access, is not a minor modification or an extension to an existing property and would not be in accordance with the A1 zoning objective for the area, section 2.6.1.3 or Appendix 1, Section 4.7 of the development plan. 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 14th day of October 2024.

