

An  
Coimisiún  
Pleanála

Commission Order  
ABP-319936-24

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## Planning and Development Acts 2000 to 2024

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

**Planning Register Reference Number:** D24A/0205

**APPEAL** by Patrick and Lisa Davis, care of John Bird of 30 Idrone Close, Knocklyon, Dublin against the decision made on the 21<sup>st</sup> day of May 2024, by Dún Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Six number glamping pods. Access via right-of-way. Provision of car parking and access roadway. Proposed effluent treatment system to comply with current Environmental Protection Agency requirements and connection to the existing watermains and associated works, all at Stroller's Place, Ballyedmonduff Road, Dublin.


## Decision

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

## Reasons and Considerations

Having regard to Table 13.1.5 – zoning objective 'G' of the Dún Laoghaire Rathdown County Development Plan 2022 -2028, and the location of the site outside the zoning boundary of Specific Local Objective (SLO) 151, it is considered that the proposed development for six glamping pods at this location would materially contravene the stated zoning objectives, and the existing policies and local objectives for the area zoned 'G' which seek to protect and improve high amenity areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Commission noted the opinion of the Inspector, that the features of the subject site, on an elevated location within a working sheep farm, might be suitable for a small glamping site. The Commission noted, however, that the subject site is located 760 metres from the boundary edge of the SLO 151 zone, and agreed with the planning authority that the proposed development would materially contravene the planning policies and objectives for the local area, including SLO 151.



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Mary Rose McGovern

**Planning Commissioner of An Coimisiún  
Pleanála duly authorised to authenticate  
the seal of the Commission.**

Dated this 25<sup>th</sup> day of June 2025.