



Planning and Development Acts 2000 to 2022

Planning Authority: Dublin City Council

Planning Register Reference Number: 3170/24

APPEAL by David Graham and Others care of 24 Westbourne Road, Terenure, Dublin against the decision made on the 30th day of May 2024, by Dublin City Council, to grant permission, subject to conditions, to Padraig and Ciara Corrigan care of Doyle Kent Planning Partnership Limited of 71 Carysfort Avenue, Blackrock, County Dublin.

Proposed Development: Retention permission relates to a retaining wall consisting of gabion cages on a sloping bank on lands zoned Z9 in the Dublin City Development Plan 2022-2028 to the south of number 124 Rathfarnham Road which was constructed on foot of An Bord Pleanála appeal reference number ABP-306149-19 (Planning Authority Register Reference Number 3316/19). Permission is also sought for the completion of partially constructed outdoor steps, landscaping works and all ancillary site development works at number 124, Rathfarnham Road, Terenure, Dublin. The overall site area is 912 square metres (0.912 hectares).

Decision

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

Reasons and Considerations

Having regard to nature of the development proposed to be retained and the proposed development, it is considered that the applicant has not clearly demonstrated that the development would not have a significant detrimental impact on trees, habitats and ecology in an area zoned Z9, under the Dublin City Development Plan 2022-2028, where the land use zoning objective is to “preserve, provide for and improve the ecosystems services”. It is considered that the proposed development would contravene GI29 (Protect Character of River Corridors), of the development plan which is to ensure that development does not cover or encroach upon rivers and their banks. Furthermore, the applicant has not clearly demonstrated that the proposed development is consistent with Policies GI14 (Ecological/Wildlife Corridors), GI34 (New Development and Public Open Space along River Corridors), or GI41 (Protect Existing Trees as Part of New Development) of the Dublin City Development Plan 2022-2028. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

Member of An Bord Pleanála

**duly authorised to authenticate
the seal of the Board.**

Dated this 22nd day of May 2025.