

An
Bord
Pleanála

Board Order

ABP-321739-25

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0236W

Appeal by Anna and James Callaghan care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 19th day of December 2024, by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Permission for the removal of existing modular dwelling and construction of two-bedroom bungalow with associated vehicular access, wastewater treatment system with percolation area, all at Nowosielec Stables old sports ground, Raheen, Brittas, County Dublin.

Decision

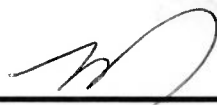
REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. Having regard to the location of the site within an area subject to; Policy H16 (Management of Single Dwellings in rural area), H17 (Rural Housing Policy and Local Criteria) and Policy H19 (Rural Housing in HA – Dublin Mountains Zone) Objective 1, of the South Dublin County Development Plan 2022-2028, to National Policy Objective 28 of the revised National Planning Framework, and to the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005, it is considered that the applicant does not come within the scope of the housing need criteria as set out in the Guidelines or the South Dublin County Development Plan 2022-2028 for a house at this location. The proposed development, in the absence of any identified locally based genuine need for the house, would materially contravene the South Dublin County Development Plan 2022-2028 and would be contrary to national housing policy and objectives, would contribute to the encroachment of random rural development in the area and would militate against the preservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. The subject site is in an area zoned Objective HA-DM, 'To protect and enhance the outstanding natural character of the Dublin Mountains Area' and there are Specific Conservation Objectives to 'Protect and Preserve Significant Views' along both sides of L-7377 Mount Seskin Road. It is considered that the proposed development would adversely affect the character of the mountain area and would adversely affect the significant views along L-7377 Mount Seskin Road that it is an objective to protect and preserve. The proposed development would contribute to the incremental erosion of the areas landscape character, materially contravening Policy H23 and H23 objective 1 of the South Dublin County Development Plan 2022-2028. The proposed


development would, therefore, seriously injure the visual amenities and character of the area, set an undesirable precedent for other similar developments and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development would endanger public safety by reason of traffic hazard arising from additional traffic the development would generate on a substandard road at a point where sightlines are restricted in a both directions.



Mary Henchy

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this 19th day of  2025.