

An
Bord
Pleanála

Board Order

ABP-321764-25

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D24A/0872/WEB

Appeal by Eileen O'Sullivan care of Eugene M. Doyle and Associates, Design and Planning Consultants of 22 Oak Hill, Arklow, County Wicklow against the decision made on the 20th day of December 2024 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.



Proposed Development: Construction of a dwellinghouse with improvements to existing site entrance, set back of roadside hedge, driveway and landscaping, on site wastewater treatment system in compliance with Environmental Protection Agency standards and ancillary works at The Paddock, Quarry Road, Rathmichael, 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 A1 zoning objective of the area, as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, and the associated objective which seeks 'to provide for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved Local Area Plans' Section 2.6.1.3 of the county 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 at this location is not a minor modification or an extension to an existing property. The proposed development would be contrary to the A1 zoning objective for the area, would be contrary to section 2.6.1.3 and Appendix 1, Section 4.7 of the development plan and would, therefore, be contrary to the proper planning and sustainable development of the area.



Patricia Calleary

Member of An Bord Pleanála

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

Dated this 26th day of May 2025.