



Planning and Development Act 2000, as amended

Planning Authority: Dún Laoghaire–Rathdown County Council

Planning Register Reference Number: D25A/0109/WEB

APPEAL by Bailey & Snowey Limited care of Hendrik W van der Kamp Town Planner of 1 Woodstown Court, Knocklyon, Dublin against the decision made on the 7th day of April 2025 by Dún Laoghaire–Rathdown County Council to refuse permission for the proposed development.

Proposed Development: Demolition of the existing dwelling (circa. 310 square metres) and construction of an infill residential development comprising of four number two-storey, detached, five-bedroom houses, all on and off site development works, open space, boundary treatments and landscaping with vehicular and pedestrian access to Ballybride Road, all on site of circa 0.53 hectares at Greenacre, Ballybride Road, Rathmichael, 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 the A1 zoning objective of the lands as set out in the Dún Laoghaire-Rathdown County Development Plan 2022-2028, the objective of which is to provide 'for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans', to Section 2.6.1.3 of the development plan (Local Area Plan Plan-Making Programme) which sets out that within 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 to 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 four new residential units at this location does not constitute 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 aforementioned development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Having regard to the number of units proposed in this application, it is considered that the proposed development constitutes an unacceptably low density of development within this location and, as such, would contravene Policy Objective PHP18: Residential Density of the Dún Laoghaire Rathdown County Development Plan 2022- 2028 and would also be contrary to the Sustainable Residential Development and Compact Settlements Guidelines for Planning Authorities (2024). The proposed development would set an undesirable precedent for other similar developments and would, therefore, be contrary to the proper planning and sustainable development of the area.

The Commission considered that the additional traffic generated by the proposed development, and the precedent it would set for similar developments, would endanger public safety by reason of traffic hazard, due to the increase in conflicts between pedestrian/cyclist/vehicle movements resulting from the proposed development and the inadequate provision of pedestrian and cyclist facilities throughout the road network at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Eamonn James Kelly

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Planning Commissioner of An Coimisiún

**Pleanála duly authorised to authenticate
the seal of the Commission.**



Dated this *8th* day of *September*, 2025.