

An
Coimisiún
Pleanála

Commission Order
ACP-323253-25

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD24A/0232W

Appeal by Permél Limited care of Armstrong Planning Limited of 12 Clarinda Park North, Dún Laoghaire, County Dublin against the decision made on the 10th day of July, 2025 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Permission to upgrade existing vehicular access by setting it back from the public road and creating a splayed entrance with a gate and fence; as well as retention permission for the laying of a driveway and permeable hardstanding, all on Lands at Lakeview Farm, Raheen, Brittas, County Dublin.

Decision

GRANT permission for the above proposed development in accordance with the said plans and particulars based on the reasons and considerations under and subject to the conditions set out below.

Reasons and Considerations

Having regard to the zoning of the site, to the nature and scale of the development serving existing agricultural uses, and to the policy objectives, as set out in the South Dublin County Development Plan 2022 - 2028, it is considered that, subject to compliance with the conditions set out below, the proposed development and the development proposed to be retained would protect and enhance the outstanding natural character of the Dublin Mountains Area, would protect road safety and would protect the natural, cultural and built heritage of the area. The proposed development and the development proposed to be retained would, therefore, be in accordance with the provisions of the South Dublin County Development Plan 2022 - 2028 and with the proper planning and sustainable development of the area.

Conditions

1. The development shall be retained, carried out and completed in accordance with the plans and particulars lodged with the application, as amended by the further plans and particulars received by the planning authority on the 13th day of June 2025 and the further plans and particulars received by An Coimisiún Pleanála on the 5th day of August 2025, except as may otherwise be required in order to comply with the following conditions. Where such conditions require details to be agreed with the planning authority, the developer shall agree such details in writing with the planning authority prior to commencement of development and the development shall be carried out and completed in accordance with the agreed particulars.

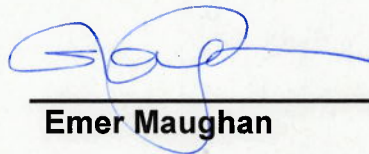
Reason: In the interest of clarity.

2. Prior to commencement of development, details of the proposed entrance gate arrangements including setbacks and the removal of any pole or structure shall be submitted to, and agreed in writing with, the planning authority.

Reason: In the interest of traffic safety.

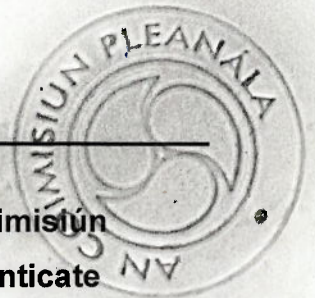
3. (a) All surface water generated within the site boundaries shall be collected and disposed of within the curtilage of the site. No surface water from roofs, paved areas or otherwise shall discharge onto the public road or adjoining properties.
- (b) The access driveway to the proposed development shall be provided with adequately sized pipes or ducts to ensure that no interference will be caused to existing roadside drainage.
- (c) Where unbound material is proposed for driveway, parking or hardstanding areas, it shall be contained in such a way to ensure that it does not transfer onto the public road or footpath on road safety grounds.

Reason: In the interest of traffic safety and to prevent flooding or pollution.



Emer Maughan

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



Dated this 19th day of November 2025.