

An
Coimisiún
Pleanála

Commission Order
PL-500050-SD

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

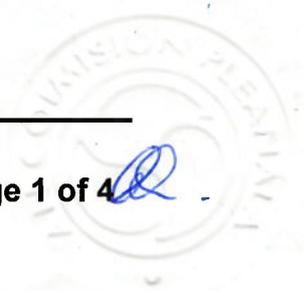
Planning Register Reference Number: SD25A/0175

Appeal by John and Ann O'Brien care of Jason Walsh Architectural and Engineering Services against the decision made on the 17th day of September, 2025 by South Dublin County Council to refuse permission.

Proposed Development: Retention of widening of entrances, laying of hard standing over grassland, plus permission for the construction of a storey-and-a-half dwelling, plus a detached domestic garage, a domestic wastewater treatment system, plus a surface water soakaway and all associated site works, all on lands at Slade Road (L2005) and Old Slade Road, Saggart, County Dublin.

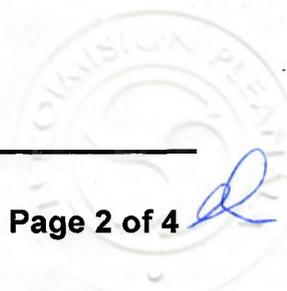
Decision

REFUSE permission for the above development for the reasons and considerations set out below.



Reasons and Considerations

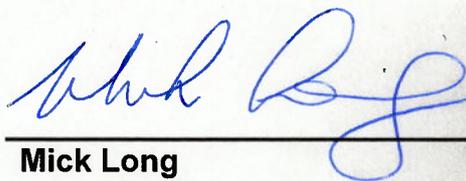
1. Having regard to the documentation submitted with the planning application and the appeal, the Commission is not satisfied that the applicants have demonstrated that they meet the local need criteria set out in Policy H17 of the South Dublin County Development Plan 2022-2028, or meet either of the exceptional circumstances set out in Policy H18 of the development plan, and that the housing need of the applicants could not be met elsewhere. Accordingly, it is considered that the applicants do not come within the scope of the housing need criteria, as set out in the South Dublin County Development Plan 2022-2028 for a house at this rural location. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to Policy H16 of the South Dublin County Development Plan 2022-2028, it is considered that the proposed development would result in a haphazard and unsustainable form of development in an unserviced area, would lead to demand for the uneconomic provision of services, would contribute to the encroachment of random rural development in the area, would further erode the transition from rural hinterland to the town of Saggart, and would militate against the preservation of the rural environment. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



3. Based on the totality of information submitted, the Commission is not satisfied that the proposed development would not be at risk of flooding or would not give rise to flooding at other locations with part of the subject site located within Flood Zone A and Flood Zone B. The proposed dwelling is considered a highly vulnerable development and it is considered that compliance with Policy IE4 of the South Dublin County Development Plan 2022-2028, and The Planning System and Flood Risk Management - Guidelines for Planning Authorities (2009), and the South Dublin County Council Strategic Flood Risk Assessment (2022), which forms part of the development plan, has not been demonstrated. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

4. Based on the information provided in the planning application and the appeal, the Commission is not satisfied that the applicants have demonstrated compliance with Policy GI3: Objective 2 of the South Dublin County Development Plan 2022-2028 which requires development proposals that are within riparian corridors to demonstrate how the integrity of the riparian corridor can be maintained and enhanced having regard to flood risk management, biodiversity, ecosystem service provision, water quality and hydromorphology. No proposals have been included in the planning application or the appeal in relation to the maintenance and enhancement of the riparian corridor. The proposed development and the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

5. The application for development proposed to be retained includes hard standing development, a river crossing and a gate that is outside the red-line boundary of the planning application. Article 22(2)(b) of the Planning and Development Regulations 2001, as amended, provides that the content of a planning application shall identify clearly the land or structure to which the application relates and the boundaries thereof. The Commission cannot consider development outside of the red-line boundary and it is considered that the development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Mick Long

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



Dated this *4th* day of *February* 2026.