

An
Coimisiún
Pleanála

Commission Order
PL-500652-DR

Planning and Development Act 2000, as amended

Planning Authority: Dun Laoghaire-Rathdown County Council

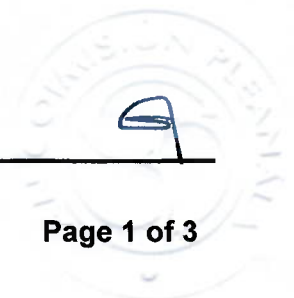
Planning Register Reference Number: D25A/0797

Appeal by Cathal Giltrap against the decision made on the 9th day of December, 2025 by Dun Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Retention for changes to the means of access onto the public road, excavation of grassed over lands and the creation of a hardcored area, all on lands adjacent to Hanlon's Lane, Ticknock, Sandyford, Dublin.

Decision

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



Reasons and Considerations

1. Having regard to the zoning objective 'G' of the site which seeks 'to protect and improve high amenity areas', Policy Objective GIB4 (High Amenity Zones) of the Dun Laoghaire-Rathdown County Development Plan 2022-2028 which seeks to conserve and enhance existing High Amenity Zones, the size of the area excavated and finished in hardcore material relative to the site area, and the existing agricultural use of the lands, it is considered that the development proposed to be retained would be excessive in terms of its extent, would result in a negative visual impact on this sensitive rural landscape, would be contrary to the zoning objective 'G' of the lands, would be contrary to Policy Objective GIB4, and would be contrary to Sections 12.3.12 (Rural – Non-Residential Development), 12.7.3 (Sensitive Landscapes and Site Features) and 12.7.4 (High Amenity Landscapes, Views and Prospects) of the development plan. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the existing public road, which is substandard in terms of width and alignment, it is considered that the applicant has failed to demonstrate that the traffic generated by the development proposed to be retained would not endanger public safety by reason of traffic hazard and obstruction of road users in the absence of details of estimated traffic uses, details of visibility splays in accordance with Transport Infrastructure Ireland standards, and a swept path analysis for the various types of vehicles associated with the development proposed to be retained. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.



Emer Maughan

Planning Commissioner of An Coimisiún

Pleanála duly authorised to authenticate

the seal of the Commission.

Dated this 9th day of June 2026.

