



An
Coimisiún
Pleanála

**Commission Order
PL-501398-SD-26**

Planning and Development Act 2000, as amended

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD26A/0057W

Appeal by Reece Downes against the decision made on the 29th day of April 2026 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: Construction of a single storey slipped roof design bungalow. A septic tank discharging to a subsurface trench percolation area. Upgraded existing entrance to a domestic vehicular and business entrance. A bored well. The commencement of a canine accommodation business. The construction of 18 kennel cubicles which could accommodate up to 18 dogs and which will be used as part of this new business. The provision of canine wastewater storage facilities (which will accommodate wastewater prior to being transported off-site by a licensed contractor. All associated site works; all at Lynch Park Road, Brittas, County Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Reasons and Considerations

1. The site is located in a rural area which is identified in the South Dublin County Development Plan 2022-2028, as a rural area under strong urban influence. Policy H16 (Management of Single Dwellings in Rural Areas) seeks to restrict the spread of urban generated dwellings in rural areas including in areas zoned 'HA-DM' and to focus such housing into existing settlements in line with the Settlement Hierarchy. Policy H19 (Rural Housing in HA-Dublin Mountains Zone) Objective 1 states that new or replacement dwellings within areas designated with the Zoning Objective 'HA-Dublin Mountains' (to protect and enhance the outstanding natural character of the Dublin Mountains Area) will only be considered in the following exceptional circumstances where all of the following criteria are met:
 - (a) The applicant is a native of the area; and the applicant can demonstrate a genuine need for housing in that particular area; and
 - (b) the development is related directly to the area's amenity potential or to its use for agriculture, mountain or hill farming; and
 - (c) the development would not prejudice the environmental capacity of the area, and
 - (d) that it would be in keeping with the character of the mountain area.

This policy is consistent with National Policy Objective 28, as set out in the Revised National Planning Framework 2025, which requires that in areas under urban influence, applicants are required to demonstrate an economic or social need to live in the rural area. Having regard to the submissions made, it is considered that the applicant does not come within the scope of the housing need criteria for a house at this highly sensitive location.

In the absence of an identified locally based need for a house on 'HA-DM' zoned lands, the proposed development would materially contravene the South Dublin County Development Plan 2022-2028, would contribute to the encroachment of random rural development in the area, and would militate against the conservation of the rural environment and the efficient provision of public services and infrastructure. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The business plan submitted with the planning application to demonstrate an economic need relies on the provision of eighteen kennel cubicles which could accommodate up to eighteen dogs. The Commission noted that in the Use Classes related to the Zoning Objective HA-DM, as set out in Table 12.12 of the South Dublin County Development Plan, that Boarding Kennels are listed as 'Not Permitted'. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
3. Having regard to the elevated nature of the site and the positioning of the proposed development thereon, and the limited front boundary and roadside screening, it is considered that the proposed development would fail to be adequately absorbed and integrated into the landscape at this sensitive location. The proposed development would adversely affect the character of the mountain area, would be contrary to Policy GI7 Objective 2 of the South Dublin County Development Plan 2022-2028 which seeks 'To protect and enhance the landscape character of the county,' and would also be contrary to Policy NCBH14: Landscapes, to 'Preserve and enhance the character of the County's landscapes, particularly areas that have been deemed to have a medium to high Landscape Value or medium to high Landscape Sensitivity and to ensure that landscape considerations are an important factor in the management of development.'

The proposed development would negatively impact on the character of the sensitive landscape and natural beauty of this rural area, would erode and militate against the preservation of resources and amenities associated with this environment and would set an undesirable precedent for other such prominently located development in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Marie O'Connor

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Planning Commissioner of An Coimisiún

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

Dated this *22nd* day of *September* 2026