



Development	Retention of changes to the means of access onto the public road with associated groundworks.
Location	Hanlon's Lane, (Folio No. 1225) Ticknock, Sandyford, Dublin 18
Planning Authority	Dún Laoghaire Rathdown County Council
Planning Authority Reg. Ref.	D25A/0797
Applicant	Cathal Giltrap
Type of Application	Retention
Planning Authority Decision	Refuse Retention Permission
Type of Appeal	First Party Normal Planning Appeal
Appellant	Cathal Giltrap
Observer(s)	John and Ingrid O'Neill Mark Turley Thomas and Anna Breen Declan O'Hanlon John O'Hanlon
Date of Site Inspection	7th April 2026
Inspector	Suzanne White

Table of Contents

1.0	Site Location and Description	3
2.0	Proposed Development.....	3
3.0	Planning Authority Decision	3
4.0	Planning History.....	6
5.0	Policy Context.....	7
6.0	EIA Screening.....	12
7.0	The Appeal	13
8.0	Assessment	15
9.0	AA Screening.....	22
10.0	Water Framework Directive.....	23
11.0	Recommendation.....	24
12.0	Reasons and Considerations	24
	Appendix 1: Form 1 EIA Pre-Screening	26
	Appendix 2: Form 2 - EIA Preliminary Examination	29

1.0 Site Location and Description

- 1.1. The subject site is located on the southern side of Hanlon's Lane, which is a cul-de-sac road located in the Ticknock area of South Dublin. The character of the area is upland rural.
- 1.2. The site comprises an agricultural field with mature boundary trees and hedgerow on all sides. The northern boundary of the site, along Hanlon's Lane, is raised above the level of the road. The lands slope upwards from north to south.
- 1.3. The northern portion of the site comprises an area finished in gravel and enclosed by timber post and rail fencing, with trees also on the boundary with Hanlon's lane. This area is relatively level. The southern portion of the site is in grass and was in use as a horse paddock on the day of my site visit.
- 1.4. To the west of the application site is a detached dwelling, Longdale, set within generous grounds. To the east is an existing agricultural field, also in grass. A dwelling, Pinewood, and its grounds occupies the lands to the south. To the north and northwest, on the other side of Hanlon's Lane, are other detached dwellings set in generous grounds.
- 1.5. The stated site area is 0.78ha.

2.0 Proposed Development

- 2.1. The proposed development comprises:
 - the retention of changes to the means of access to the site from the public road; and
 - excavation of grassed over lands and the creation of a hardcored area enclosed by timber rail fencing.

3.0 Planning Authority Decision

3.1. Decision

The Planning Authority resolved to refuse permission, by order dated 9th December 2025, for one reason as follows:

1. The site of the proposed development to be retained, is located in an area with zoning objective 'G'; which seeks 'to protect and improve high amenity areas' and in consideration of the proposal to be retained, and its intended use, the Planning Authority consider that the principle of the proposal for retention, does not align with the outcomes sought by the zoning. The development to be retained would also have a negative visual impact on the rural amenity of the area, and in the absence of a Landscape Visual Impact Assessment, the Planning Authority considers that the retention of the access and hard standing area will denude the character and amenity of this rural area. Therefore, the proposed development to be retained would be contrary to Section 12.7.3 (Sensitive Landscapes and Site Features) and Section 12.3.12 (Rural - Non-Residential Development) of the County Development Plan 2022-2028 and would therefore be contrary to the proper planning and sustainable development of the area.

3.2. Planning Authority Reports

3.2.1. Planning Reports

The main points of the Planner's Report may be summarised as follows:

- The site is subject to zoning objective 'G' which seeks 'To protect and improve high amenity areas'.
- Raises concern in respect of how the excavation of a substantial parcel of sensitive land zoned as high amenity landscape would be in accordance with the zoning objective for the site.
- The Planning Authority has concern that the use of the subject site for vehicular movements and the associated temporary vehicular parking would not align with the zoning objective G outcomes for the site and that retention of this hardstanding area would denude the high amenity value of the site and surrounding area.
- The proposed development to be retained would, in effect, still facilitate a hardstanding parking area and as such, there is no material change between the current application and the previous application refused under PPR D25A/0395.

- The Planning Authority has significant concerns in relation to the potential for the hardstanding area to be used for drop-offs or idling and the compatibility of these uses with Zoning Objective 'G'.
- The principle of the works to be retained has therefore not been established and it is considered that the proposed retention of the excavated hardcore area would be incompatible with the zoning objectives of the subject site, where neither equestrian centre nor ancillary access/parking areas serving same are 'Permitted in Principle' or 'Open to Consideration'.
- The Planning Authority has concerns that the proposed development to be retained would not be in accordance with 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).
- The Planning Authority considers that the proposal for retention would have a negative visual impact on the rural amenity of the area.
- The Planning Authority is satisfied that if the proposed replanting were to be implemented it would constitute high quality landscape design features for the subject site, however the other refusal reasons are considered to take precedent in this instance.
- A visual impact assessment has not been submitted.
- The request for further information by DLR Transportation Planning in respect of visibility splays and the intensity of vehicular movements are noted, however the other refusal reasons are considered to take precedent.
- The report concludes that the Planning Authority considers that the use of the subject site for vehicular parking does not align with the zoning objective G outcomes for the site and that retention of this hardstanding area would denude the high amenity value of the site and surrounding area.
- The proposed development has been screened out for AA and excluded at preliminary examination for EIA.

3.2.2. Other Technical Reports

- Transportation Planning: further information requested in respect of 1) achievable visibility splays in accordance with TII standards and 2) a traffic impact statement including details of the estimated traffic movements and swept path analysis for the various types of vehicles.
- Drainage Planning: no objection subject to conditions.

3.3. Prescribed Bodies

No reports on file.

3.4. Third Party Observations

The Planning Authority received 5no. submissions from local residents, all of whom are observers on this appeal. The issues raised in submissions are covered in the observations received, which are summarised in Section 7 below.

4.0 Planning History

Appeal site:

D25A/0395: Retention permission refused for changes to the means of access onto the public road, excavation of grassed over lands and creation of a hardcored area, all on lands adjacent to Halon's Lane.

Section 5 application REF11325: Farm Shed and all associated site works on farmlands west of Ticknock Road. Shed to be used for activities associated with Equestrian Centre. Planning Authority decision: not exempt.

Adjacent sites:

Longsdale, Hanlon's Lane, Dublin 18

D23A/0469: retention planning permission granted for the as built works: 1) Increase in area of previously approved single storey bay window to south facing elevation opening off relocated kitchen/dining area and single storey orangery extension to west elevation. Revised elevational treatments to include steel windows and limed brick finish to both areas. 2) Replacement single storey flat roofed extension to west elevation of rear courtyard including oak cladding/limed brick and steel windows. Revised front north elevation to house including new double height steel fenestration to dining area and master bedroom, new oak front door and replacement bay window

to study with walls finished in selected oak cladding and limed brick/new zinc clad dormer window within existing slate roof. 4) Revised side east elevation with oak cladding/limed brick to walls and lean to canopy over existing garage doors. 5) Revised internal layout to ground and first floor west. 6) Revised internal layout to ground and first floor east wing incorporating a cinema room on ground floor with new lift serving all floors located to rear. 7) New alucast rainwater goods, mild steel brackets to soffit, lead clad lift motor room to rear roof. 8) Revised landscaping including revised south facing courtyard with single outdoor kitchen with pergola covered dining area. 9) Revised front entrance gates with revised parking integrated into new landscaping.

5.0 Policy Context

5.1. Development Plan

The Dún Laoghaire-Rathdown County Development Plan 2022-2028 is the operative development plan for the area. Proposed Variation No.1 to the CDP, responding to the publication of the National Planning Framework (NPF) First Revision was published on the 18th December 2025. Public consultation on the proposed variation took place between 18th December 2025 to 26th January 2026. The Chief Executive's Report on submissions was published on the 6th March 2026 and is due to be considered at a Special Council meeting in April 2026.

The site is zoned 'G' with the objective "To protect and improve high amenity areas".

Chapter 6: Enterprise and Employment

Policy Objective E19: Rural Development

It is a Policy Objective to facilitate the development of acceptable rural enterprises and to minimise pollution from agricultural and industrial sources by means of development management and water pollution legislation.

Policy Objective E21: Equine Industry

It is a Policy Objective to support the Government commitment to the horse industry in Ireland and to promote and support and facilitate the development of the equine

industry in Dún Laoghaire-Rathdown County in particular and to promote Dún Laoghaire-Rathdown as a centre of excellence for the bloodstock industry

Chapter 8 – Green Infrastructure and Biodiversity

Policy Objective GIB2: Landscape Character Areas

It is a Policy Objective to continue to protect, manage and plan to conserve, maintain or enhance the distinctive characteristics of the County's landscapes, townscapes and seascapes in accordance with the recommended strategies as originally outlined in the Landscape Character Assessment (2002 and since updated), in accordance with the 'Draft Guidelines for Landscape and Landscape Assessment' (2000) as issued by the Department of Environment and Local Government, in accordance with the European Landscape Convention (Florence Convention) and in accordance with 'A National Landscape Strategy for Ireland – 2015-2025'. The Council shall implement any relevant recommendations contained in the Department of Arts, Heritage, and the Gaeltacht's National Landscape Strategy for Ireland, 2015 - 2025.

Policy Objective GIB4: High Amenity Zones

It is a Policy Objective to conserve and enhance existing High Amenity Zones and to seek to manage these and other areas to absorb further recreational uses and activity without damaging their unique character.

The supporting text to Objective GIB4, at section 4.3.1.6 of the Plan, states that these areas consist of landscapes of special value where inappropriate development, would contribute to a significant diminution of the landscape setting of the County. Within these areas, the presumption will be generally to resist any development not directly related to the area's amenity potential, or its existing use for agriculture, mountain, or hill farming.

Policy Objective GIB6: Views and Prospects

It is a Policy Objective to preserve, protect and encourage the enjoyment of views and prospects of special amenity value or special interests, and to prevent development, which would block or otherwise interfere with Views and/or Prospects.

Policy Objective GIB25: Hedgerows

Chapter 12: Development Management

12.3.12 Rural – Non-Residential Development

As with rural housing, the Council's position in relation to non-residential rural development is again essentially restrictive and precautionary. Any application for non-residential development within the rural area will be dealt with on a case-by-case basis and will be assessed having regard to the following:

- Compliance of the proposed use with the zoning objective of the site.
- The need for such a use within the rural area.
- The suitability of the site in accordance with Section 12.3.10.1.
- Potential negative visual impacts on the surrounding properties or landscape and for other negative impacts on the rural amenity – which could result from the design, location, layout, size, and type of the proposed development.
- Vehicular access arrangements, parking requirements and potential impacts on the existing road network.
- Waste water treatment and drinking water provisions on site. Any un-serviced site must comply with the 'EPA Wastewater Treatment Manuals – Treatment Systems for Small Communities, Business, Leisure Centres and Hotels' (1999) (or any superseding documents) and the requirements of the Environmental Health Office.
- Ecological Impact.

12.4.8 Vehicular Entrances and Hardstanding Areas

12.4.8.1 General Specifications

Vehicle entrances and exits shall be designed to avoid traffic hazard for pedestrians and passing traffic. Where a new entrance onto a public road is proposed, the Council will have regard to the road and footway layout, the traffic conditions on the road and available sightlines and will impose appropriate conditions in the interest of public safety.

Proper provision shall be made for sightlines at the exit from driveways in accordance with the requirements in DMURS, and as appropriate to the particular road type, and speed being accessed.

12.4.8.2 Visual and Physical Impacts

Vehicular entrances and on-curtilage parking should not normally dominate a property's frontage.

Impacts on features like boundary walls and pillars, and roadside grass verges and trees outside properties will require to be considered, and entrances may be relocated to avoid these. Any boundary walls, entrance piers and gates and railings shall normally be finished to harmonise in colour, texture, height and size to match the existing streetscape.

There can be negative cumulative effects from the removal or creation of front boundary treatments and roadside elements in terms of area character and appearance, pedestrian safety, on-street parking, drainage and biodiversity – and these will be assessed in the consideration of applications.

Proposals for off street parking need to be balanced against loss of amenity (visual and physical) and will be considered in light of overall traffic flows and car parking in the vicinity.

12.7.3 Sensitive Landscapes and Site Features

To protect and enhance the character and amenities of the County's rural or sensitive open areas, all new developments of any scale shall incorporate high quality landscape design and shall ensure that:

- Existing site features such as specimen trees, stands of mature trees, hedgerows, rock outcrops and water features are properly identified and retained where appropriate and new planting or other landscaping appropriate to the character of the area will be provided.
- Existing significant on-site natural features must influence the layout.
- Developers should consult the Planning Authority at an early stage in relation to landscaping and planting proposals.
- Landscaping in new developments shall include planting of native Irish flora.
- Developers will be responsible for the grading, hard landscaping, planting, and further development of open space, including the provision of pedestrian paths

and other facilities. Developers will be required to provide roadside trees, street planting and screen planting where necessary.

Section 12.7.4 High Amenity Landscapes, Views and Prospects

Map-based objectives “To preserve views” are located to the east of the site on Hanlon’s Lane, indicating that views should be preserved to the north and south.

Planning applications that have the potential to adversely impact upon landscapes attributed with a High Amenity Zoning Objective - or upon Protected Views or Prospects - shall be accompanied by an assessment of the potential landscape and visual impacts of the proposed development, including photomontages – demonstrating that landscape impacts have been anticipated and avoided to a level consistent with the sensitivity of the landscape (Refer to Section 8.4.5 Policy Objective GIB6 – Views and Prospects).

Landscape Character Assessment

The site is situated within Area 3 (Ticknock Road) of Appendix 8 – Landscape Assessment Study and Landscape/Seascape Character Areas.

Landscape Character Assessment: Area 3 Ticknock Road

Description: from the top of the enclosure one obtains a panoramic view of the city. A line of pylons again traverses the view. From the upper reaches of the valley existing development appears to nestle discreetly in hollows or wooded areas. The coniferous treeline along Three Rock provides a stark boundary to the east. The traditional planned field pattern is delineated by stone walls and hedgerows. Afforestation has altered the landscape.

Sensitivity/Strategy:

- Regard to be had to the restoration and conservation of field patterns
- Building – any permitted development shall be vernacular in design, scale and mass and shall nestle into the existing landscape
- Pylons and masts – careful consideration shall be given to proposals for pylon schemes traversing the landscape

- Afforestation – careful consideration shall given to landscape impact of large scale coniferous afforestation and resultant harvesting on the upper reaches of the Mountains bounding this enclosure. Closing off of the slopes shall avoided.
- Existing parklands associated with demesne houses shall treated on an individual basis. It is recommended that historical survey and analysis carried out prior to any alterations.

5.2. Natural Heritage Designations

The subject site is not located within a designated site. The nearest Natura 2000 and nationally designated sites are as follows:

- Wicklow Mountains SAC (002122) c. 2.4km to the southwest
- Wicklow Mountains SPA (004040) c. 2.6km to the southwest
- Knocksink Wood SAC & pNHA (000725) c. 4.9km to the southeast
- Glenasmole Valley SAC & pNHA (001209) c. 7.6km to the west
- South Dublin Bay and River Tolka Estuary SPA (004024) and South Dublin Bay SAC & pNHA (000210) c. 7.5km to the northeast
- Rockabill to Dalkey Island SAC (003000) c. 10.8km to the east
- Fitzsimon's Wood pNHA (001753) c. 1.9km to the northeast
- Dingle Glen pNHA (001207) c. 4.8km to the east
- Ballybetagh Bog pNHA (001202) c. 4.2km to the southeast
- Dodder Valley pNHA (000991) c. 6.8km to the northwest
- Loughlinstown Woods pNHA (001211) c. 7.9km to the east

6.0 EIA Screening

- 6.1. The proposed development has been subject to preliminary examination for environmental impact assessment (refer to Form 1 and Form 2 in Appendices of this report). Having regard to the characteristics and location of the proposed development and the types and characteristics of potential impacts, it is considered that there is no real likelihood of significant effects on the environment. The proposed development, therefore, does not trigger a requirement for environmental impact assessment screening and an EIAR is not required.

7.0 The Appeal

7.1. Grounds of Appeal

The 1st party appellant's grounds of appeal may be summarised as follows:

- The site is part of a two acre field which, prior to the works, was extremely wet and swampy. As a result, mud and debris was regularly being carried from the field onto the public road, creating a safety concern and maintenance issue.
- Approximately four and a half years ago, we undertook minor drainage works at the entrance area of the field, involving:
 - Clearing existing grass and surface material
 - Installing specialised drainage stone
 - Improving ground stability to prevent runoff and mud being brought onto the public road
- The sole purpose of the works was to improve drainage, prevent environmental damage and maintain safe and clean access to the lands.
- The field is used occasionally. Use is limited, seasonal, and non-intensive with only occasional access during summer and infrequent access during winter months.
- Considers that the works are exempted development as they are drainage works only, non-structural, essential for land management and environmental protection and not a change or intensification of use.
- Refutes claims that a protected or special plant species was removed from the site.
- The works have resulted in net environmental benefit and have been in place for several years without complaint, incident or environmental harm.

A copy of the application drawings (unrevised) was submitted with the appeal, together with a covering letter from the applicant's agent, Granville Design Service. The covering letter states that:

- The applicant is willing to reduce the area surfaced if required, but feels it is important to retain an area for the loading and unloading of horses off the public road. They add that retaining the surfaced area would reduce the possibility of soil and clay being spread on the public roadway.
- The subject site is located to the south of a short narrow laneway which serves 5-6 houses with very limited traffic movement and low traffic speeds. The hardstanding area will not increase the traffic volume on Hanlon's Lane as there will be no change to the present usage of the grazing area. It has been provided to prevent any obstruction to local traffic or adjoining driveways. It is not intended to use this area for storage of any vehicles.
- The maximum speed would be 30km/hr. There are clear sightlines of traffic on the laneway from the new field entrance of at least 50 metres in both directions. Vehicles do not park outside these gates as there is a loading/unloading area in the field.
- It is proposed to carry out additional planting to the front hedgerow and to plant the embankment along the new fence with native plants.

7.2. Planning Authority Response

The Coimisiún is referred to the previous Planner's Report. It is considered that the grounds of appeal do not raise any new matter which, in the opinion of the Planning Authority, would justify a change of attitude to the proposed development.

7.3. Observations

Five observations were received from residents of Hanlon's Lane and Ticknock Road. The issues raised by observers can be summarised as follows:

- There was a long standing old native natural hedgerow and native flowers prior to the works. Removal of the native hazel hedgerow was in breach of the Wildlife Act 1976.
- The illegal car park has caused tremendous traffic problems and is a traffic hazard.
- This is a narrow, unlit rural lane which cannot take such increased traffic.
- No statutory notice was put up on the site for this application.

- Concerns raised at use of the site as a storage yard for large scale storage units/vehicles and the associated traffic volumes.
- The site is located within a designated high amenity area and the visual impact of the unauthorised development has resulted the loss of the previously open and attractive meadow landscape, significantly diminishing the natural character and scenic quality of the area.
- There are seven occupied houses on Hanlon's Lane.
- The assertion that the hardstanding area/car park will not increase traffic volume is contradictory and raises questions regarding the stated necessity and intended use of the car park.
- States that the field/meadow was never wet or swampy and mud/debris was never carried onto the road.
- The unauthorised works caused instability and issues for the road with runoff, gravel, debris and stones entering the road. Flood risk with no soil, ditch or hedge to hold materials back.
- The new access is a constant nuisance and obstruction with unauthorised parking causing congestion and obstruction of the adjacent gateway.
- The unauthorised development is materially contrary to the Development Plan and an undesirable precedent.
- The unauthorised works create a nuisance, are an incompatible land use, cause visual intrusion, noise and disturbance and has an adverse environmental impact.

7.4. Further Responses

None.

8.0 Assessment

Having examined the application details and all other documentation on file, including all of the submissions received in relation to the appeal, the reports of the

local authority, and inspected the site, and having regard to relevant local/regional/national policies and guidance, I consider that the main issues in this appeal are as follows:

- Principle of development
- Impact on the visual amenity of the area
- Access and traffic impact
- Other issues

I note that consideration was given to other relevant matters as part of the Local Planning Authority's assessment of the application, including proposed soft landscaping. The Planner's Report considered that the proposed development was acceptable in reference to the objectives of the Development Plan regarding these matters, subject to conditions, and I concur with that assessment.

8.1. Principle of development

- 8.1.1. The reason for refusal in the Planning Authority's decision refers to the 'G' zoning of the site, which seeks *'to protect and improve high amenity areas'*, and states that the proposal to be retained and its intended use does not align with the outcomes sought by the zoning objective. The Planner's Report states concern that the site would be used for vehicular parking.
- 8.1.2. The 1st party appellant, in their grounds of appeal, state that the works were undertaken to improve the drainage of the field. The letter from the applicant's agent, Granville Design Service, submitted as part of the appeal states that the use of the lands is for the grazing of horses, that horseboxes and trailers have been removed and that it is not intended to use this area for storage of any vehicles in the future.
- 8.1.3. Observations received raise concern that the site would be used as a car park or for the storage of large vehicles or trailers.
- 8.1.4. The application site is zoned 'G' with the objective *'to protect and improve high amenity areas'*. According to Table 13.1.5 of the Development Plan 2022-2028, open space use is 'Permitted in Principle', while a range of uses are 'Open for

Consideration' including allotments, agricultural buildings, boarding kennels, cemetery, garden centre/nursery, industry-extractive, rural industry- cottage/food, neighbourhood shop, sports facility and travellers' accommodation.

- 8.1.5. The supporting text to Objective GIB4, relating to High Amenity Areas, states that within these areas, the presumption will be generally to resist any development not directly related to the area's amenity potential, or its existing use for agriculture, mountain, or hill farming.
- 8.1.6. The established use of the application site is agricultural. The description of development as applied for does not indicate that permission is sought for any change of use of the lands. From review of the application documents, I note that the hardstanding area on site has been used in the past for the storage of vehicles/trailers. This use is not, however, proposed as part of this application. If an issue of unauthorised use of the lands arises, that would be an enforcement matter falling under the jurisdiction of the planning authority.
- 8.1.7. The proposed development, as described in the application documents, is for the retention of changes to the means of access to the site and the excavation of grassed over lands and creation of a hardcored area. As noted above, the stated use of the lands is for the grazing of horses. The southern portion of the lands, which is in grass, was in this use on the date of my site visit. The applicant indicates, in the application and appeal documents, that the northern portion of the lands, which is hardsurfaced, is required for the loading and unloading of horses.
- 8.1.8. Development Plan Policies E19: Rural Development and E21: Equine Industry seek to facilitate the development of acceptable rural enterprises and support the development of the equine industry in Dun Laoghaire-Rathdown. Having regard to the established agricultural use of the lands, to Policy Objectives E19 and E21 and to the zoning objective 'G', which seeks *'to protect and improve high amenity areas'*, I consider that development on site for agricultural use is acceptable in principle, subject to consideration against other relevant objectives and standards of the Development Plan, particularly in respect of visual amenity and access/transport. These matters are considered below.

8.2. Impact on the visual amenity of the area

- 8.2.1. The reason for refusal in the Planning Authority's decision notes the lack of submission of a Landscape Visual Impact Assessment and states that the proposed development for retention would have a negative visual impact on the rural amenity of the area, contrary to *Section 12.7.3 (Sensitive Landscapes and Site Features)* and *Section 12.3.12 (Rural - Non-Residential Development)*.
- 8.2.2. The Planner's Report refers to the excavation of a substantial parcel of land and the denuding of the high amenity value of the site by retention of the hardstanding area. They conclude that the proposed development would have a negative visual impact on the rural amenity of the area.
- 8.2.3. Relevant issues raised by observers to this appeal include concerns relating to the removal of natural hedgerow and native flowers and the loss of the previously open and attractive meadow landscape significantly diminishing the natural character and scenic quality of the area.
- 8.2.4. The appellant, in their grounds of appeal, states that no protected or special plant species was removed from the site. The Granville Design Service letter, submitted with the grounds of appeal, states that the applicant is willing to reduce the surfaced area, if requested, and that it is proposed to carry out additional planting to the front hedgerow and to plant the embankment along the fence with native plants.
- 8.2.5. There are no plans on file to show the 'pre-existing' condition of the site, prior to the undertaking of the works which are proposed to be retained. The plans submitted with the application and appeal (which are the same) do not include levels or section details. The extent of any excavation or hedgerow removal carried out is not therefore clear. Based on the description of development and my site observations, I understand that the area hatched red on the submitted plans has been excavated to provide a relatively level surface. This area has been finished with gravel and is enclosed by a post and rail timber fence. On review of Figure 1. Conservation value of DLR hedgerows, contained in the DLR Hedgerow Review and Evaluation (2021), the roadside hedgerow on site is not classified, while the field boundaries to east and west are classified 'no data'. I note that Policy Objective GIB25 seeks to retain hedgerows and Sections 12.7.3 and 12.8.11 seek to retain hedgerows where appropriate or practicable, whilst seeking the provision of new/replacement planting as appropriate. I note that the applicant has proposed additional planting within the

site and that, in the event of a grant of permission, additional planting to the front boundary could be required.

- 8.2.6. The site is located within a designated High Amenity Zone, which Policy Objective GIB4 seeks to conserve and enhance. There are two map-based objectives 'to preserve views' to the east of the application site, indicating that views to the north and south are protected, under Policy Objective GIB6. Section 12.7.4 requires that planning applications with the potential to adversely impact on high amenity landscapes, views and prospects shall be accompanied by an assessment of the landscape and visual impacts.
- 8.2.7. Section 12.3.12 of the Development Plan relates to non-residential development in the rural area, which it states will be dealt with on a case-by-case basis and assessed in relation to a number of criteria, including compliance with the zoning objective, potential negative visual impacts and vehicular access arrangements. Section 12.7.3 of the Development Plan seeks to protect and enhance the character and amenities of the County's rural or sensitive open areas by ensuring that existing site features (e.g. mature trees, hedgerows) are retained where appropriate and new landscaping includes native Irish flora.
- 8.2.8. During my site visit, I observed that the northern site boundary to Hanlon's Lane consists of an earthen bank, with mature trees and timber fencing atop. The existing gate is of matching timber post and rail. This entrance and boundary treatment, in my view, is similar to surrounding boundary treatments to the east and north on Hanlon's Lane, which comprise mature trees and hedgerow together with post and wire fencing. I consider that this boundary and entrance treatment is appropriate to the agricultural use of the site and the rural character of the lane, though would benefit from new hedge planting in order to soften the appearance of the fencing. As noted above, this could be secured by condition in the event of a grant of permission.
- 8.2.9. In respect of the hardstanding area, the applicant's grounds of appeal state that this has been installed to improve the drainage of the field and to facilitate the safe loading and unloading of horses into the field. The submitted site layout plan indicates that the gravel area is permeable. No other drainage infrastructure is indicated on the plans. Having regard to the extent of the gravel area, which is significant in proportion to the field, I do not consider that adequate justification has

been submitted to show that the gravel area was necessary for drainage and that natural drainage features were not viable. Also, having regard to the size of the field and the low intensity of usage, as set out in the grounds of appeal, I consider that the gravel area is excessive for the purposes of facilitating safe loading and unloading of horses.

8.2.10. In terms of wider landscape impact, during my site visit I observed that the site is well screened in medium to long range views and therefore the impact would be local to Hanlon's Lane. Consequently, I do not consider that a Landscape Visual Impact Assessment is required in this case. Nonetheless, given the agricultural use of the site, its location within a designated High Amenity Landscape and the 'G' zoning objective which seeks *'to protect and improve high amenity areas'*, I consider that the excavation of grassed over lands within the northern portion of the site and their replacement with a hardcore area is not consistent with the character of the site and is not justified in terms of its scale relative to the existing agricultural use. Consequently, the proposed development results in a negative visual impact on this sensitive landscape, contrary to the Zoning Objective 'G' of the lands, Policy Objective GIB4 and Sections 12.3.12, 12.7.3 and 12.7.4 of the Dun Laoghaire Rathdown Development Plan 2022-2028. A refusal is recommended on this basis.

8.3. Access and traffic

8.3.1. The Planning Authority's reason for refusal does not refer to access, though it is discussed in the Planner's Report and is also raised in the applicant's grounds of appeal and submissions received from observers.

8.3.2. The Planner's Report expresses concern that the hardcore area to be retained would facilitate vehicle parking, drop-offs or idling. The Local Authority Transport Planning report identifies that the application drawings do not show the full achievable visibility splays and that the setback distance is not defined. That report recommended further information in respect of visibility splays and a traffic impact statement.

8.3.3. The appellant, in their grounds of appeal, state that: it is important to retain an area for loading and unloading of horses off the public road; the laneway is lightly trafficked and speeds are low; the works for retention will not increase traffic volume as the use of the site for grazing will not change; the works will prevent any

obstruction to local traffic or adjoining driveways; and there are sightlines of 50m in both directions from the field entrance.

- 8.3.4. Issues raised by observers to the appeal raise concerns in respect of vehicle parking on the hardstanding area and associated traffic generation. In respect of the access itself, observers raise concern that it is a constant nuisance, causing congestion and obstruction of the adjacent gateway.
- 8.3.5. In terms of traffic generation, as identified above, there is no suggestion in the application documents of a proposed change of use of the site. The applicant has confirmed in the grounds of appeal that the site is in use for grazing of horses and this was the use observed on site during my site visit. I also note that the established use of the site is agriculture. Having regard to the proposed development as described, I do not consider that a material increase in vehicular movements to/from the site would occur and do not therefore consider that a traffic impact statement is warranted.
- 8.3.6. Development Plan Policy Objectives E19: Rural Development and E21: Equine Industry seek to facilitate the development of acceptable rural enterprises and support the development of the equine industry in Dun Laoghaire-Rathdown. Section 12.4.8 relates to vehicular entrances and states that these shall be designed to avoid traffic hazard. In relation to new entrances, Section 12.4.8 states that the Council will have regard to the road and footway layout, traffic conditions and available sightlines.
- 8.3.7. The existing gate to the application site is not set back from Hanlon's Lane. The drawings submitted with the planning application and with the appeal do not describe the 'pre-existing' condition in terms of the access/gateway. I note documentation on file relating to an enforcement case for the site refers to 'widening' of the access. Having regard to Policy Objectives E19, E21 and Section 12.4.8 I consider that modification of the access, so as to facilitate safer loading/unloading of horses into/out of the field for grazing and reduce the potential for obstruction of the public road or adjacent gateway, would be supported by the Development Plan. I note that the grounds of appeal state that the applicant would be willing to reduce the surfaced area, however no proposals have been submitted for same. Additionally, insufficient information in terms of the 'pre-existing' access arrangement, including sightlines,

entrance width, setback etc, has been submitted as part of the application to demonstrate an improvement in traffic safety arising from the proposals.

8.3.8. Overall, I consider that the proposed development, as described in the application documents, would not result in a material increase in traffic generation. I also consider that amendments to the site access would be supported in principle, having regard to Policy Objectives E19, E21 and Section 12.4.8 of the Development Plan, however insufficient information and proposals, proportionate to the use of the site, have been submitted to enable assessment.

8.4. **Other issues**

8.4.1. During my site visit I observed some gravel on Hanlon's Lane, which may have originated from the appeal site. I note concern raised by observers that runoff, gravel, debris and stones may enter the road from the site. I also note the report of the Local Authority's Drainage Planning Section which states that appropriate measures should be included to prevent runoff from driveways and that, where unbound material is proposed for driveways, it shall be contained in such a way as to ensure that it does not transfer to the public road. In the event of a grant of permission, I consider that measures to prevent runoff and material entering the public road could be addressed by condition.

9.0 **AA Screening**

9.1. In accordance with Section 177U of the Planning and Development Act 2000 (as amended) and on the basis of the information considered in this AA screening, I conclude that the proposed development individually or in combination with other plans or projects would not be likely to give rise to significant effects on any European Sites in view of the conservation objectives of these sites and is therefore excluded from further consideration. Appropriate Assessment is not required.

9.2. This determination is based on:

- the nature and scale of the proposed development;
- the absence of any ecological pathway from the development site to the nearest European Sites;
- the distance of the site from the nearest European sites; and

- the AA screening determination of the Planning Authority.

9.3. I conclude, on the basis of objective information, that the proposed development would not have a likely significant effect on any European Site either alone or in combination with other plans or projects.

10.0 **Water Framework Directive**

- 10.1. The subject site is located in Ticknock, South Dublin. It is a rural upland area circa 1.7km to the south of the built up area of Rathfarnham and 2.5km to the west of the village of Stepside.
- 10.2. The Little Dargle (Dodder_050) river waterbody (WFD status: Moderate. WFD risk: At Risk) runs is situated circa 80m to the east and circa 70m to the west of the site. The pressures on this groundwater body, according to the EPA website are related to urban runoff, urban wastewater and anthropogenic pressures. The Kilcullen (IE_EA_G_003) groundwater body (WFD Status: Good. WFD risk: At Risk) underlies the site. The pressures on this groundwater body, according to the EPA website, are related to agriculture, anthropogenic pressures and forestry.
- 10.3. The subsoil is a sandy granite till. The gravel area is categorised as poorly drained soil, while the majority of the grassed field is categorised as well drained.
- 10.4. The proposed development comprises permission for retention of changes to the means of access onto the public road with associated groundworks.
- 10.5. No water deterioration concerns were raised in the planning appeal.
- 10.6. I have assessed the proposed development and have considered the objectives as set out in Article 4 of the Water Framework Directive which seek to protect and, where necessary, restore surface & ground water waterbodies in order to reach good status (meaning both good chemical and good ecological status), and to prevent deterioration. Having considered the nature, scale and location of the project, I am satisfied that it can be eliminated from further assessment because there is no conceivable risk to any surface and/or groundwater water bodies either qualitatively or quantitatively.
- 10.7. The reason for this conclusion is as follows:

- the nature and scale of the development;
- the recorded sources of pressure on the nearest waterbodies;
- the development includes surface water management measures, including SuDS features; and
- the distance from the nearest water bodies and lack of hydrological connections.

10.8. I conclude that on the basis of objective information, the proposed development will not result in a risk of deterioration on any water body (rivers, lakes, groundwaters, transitional and coastal) either qualitatively or quantitatively or on a temporary or permanent basis or otherwise jeopardise any water body in reaching its WFD objectives and consequently can be excluded from further assessment.

11.0 Recommendation

11.1. I recommend that retention permission is refused.

12.0 Reasons and Considerations

1. Having regard to the zoning objective 'G' of the site which seeks 'to protect and improve high amenity areas', to Policy Objective GIB4 of the Dun Laoghaire Rathdown Development Plan 2022-2028 which seeks to conserve and enhance existing High Amenity Zones, to the size of the area excavated and finished in hardcore material relative to the site area and agricultural use of the lands, it is considered that the proposed development for retention is excessive in terms of its extent and results in a negative visual impact on this sensitive rural landscape, contrary to the zoning objective 'G' of the lands, Policy Objective GIB4 and Sections 12.3.12, 12.7.3 and 12.7.4 of the Dun Laoghaire Rathdown Development Plan 2022-2028.

I confirm that this report represents my professional planning assessment, judgement and opinion on the matter assigned to me and that no person has influenced or sought to influence me, directly or indirectly, following my

professional assessment and recommendation set out in my report in an improper or inappropriate way.

Suzanne White
Planning Inspector

17th April 2026

Appendix 1: Form 1 EIA Pre-Screening

Case Reference	PL-500652-DR-26
Proposed Development Summary	Retention of changes to the means of access onto the public road with associated groundworks.
Development Address	Hanlon's Lane, (Folio No. 1225) Ticknock, Sandyford, Dublin 18
IN ALL CASES CHECK BOX / OR LEAVE BLANK	
1. Does the proposed development come within the definition of a 'Project' for the purposes of EIA?	<input checked="" type="checkbox"/> Yes, it is a 'Project'. Proceed to Q.2.
	<input type="checkbox"/> No, No further action required.
(For the purposes of the Directive, "Project" means: - The execution of construction works or of other installations or schemes, - Other interventions in the natural surroundings and landscape including those involving the extraction of mineral resources)	
2. Is the proposed development of a CLASS specified in Part 1, Schedule 5 of the Planning and Development Regulations 2001 (as amended)?	
<input type="checkbox"/> Yes, it is a Class specified in Part 1. EIA is mandatory. No Screening required. EIAR to	State the Class here

<p>be requested. Discuss with ADP.</p>	
<p><input checked="" type="checkbox"/> No, it is not a Class specified in Part 1. Proceed to Q3</p>	
<p>3. Is the proposed development of a CLASS specified in Part 2, Schedule 5, Planning and Development Regulations 2001 (as amended) OR a prescribed type of proposed road development under Article 8 of Roads Regulations 1994, AND does it meet/exceed the thresholds?</p>	
<p><input type="checkbox"/> No, the development is not of a Class Specified in Part 2, Schedule 5 or a prescribed type of proposed road development under Article 8 of the Roads Regulations, 1994. No Screening required.</p>	
<p><input type="checkbox"/> Yes, the proposed development is of a Class and meets/exceeds the threshold. EIA is Mandatory. No Screening Required</p>	
<p><input checked="" type="checkbox"/> Yes, the proposed development is of a Class but is sub-threshold. Preliminary examination required. (Form 2) OR If Schedule 7A information submitted proceed to Q4. (Form 3 Required)</p>	<p>Class 1.</p> <p>a) Projects for the restructuring of rural land holdings, undertaken as part of a wider proposed development, and not as an agricultural activity that must comply with the European Communities (Environmental Impact Assessment) (Agriculture) Regulations 2011, where the length of field boundary to be removed is above 4 kilometres, or where re-contouring is above 5 hectares, or where the area of lands to be restructured by removal of field boundaries is above 50 hectares.</p>

	<p>c) Development consisting of the carrying out of drainage and/or reclamation of wetlands where more than 2 hectares of wetlands would be affected.</p> <p>Class 10.</p> <p>(dd) All private roads which would exceed 2000 metres in length.</p>
<p>4. Has Schedule 7A information been submitted AND is the development a Class of Development for the purposes of the EIA Directive (as identified in Q3)?</p>	
<p>Yes <input type="checkbox"/></p>	
<p>No <input checked="" type="checkbox"/></p>	<p>Pre-screening determination conclusion remains as above (Q1 to Q3)</p>

Inspector: Suzanne White **Date:** 17th April 2026

Appendix 2: Form 2 - EIA Preliminary Examination

Case Reference	PL-500652-DR-26
Proposed Development Summary	Retention of changes to the means of access onto the public road with associated groundworks.
Development Address	Hanlon's Lane, (Folio No. 1225) Ticknock, Sandyford, Dublin 18
This preliminary examination should be read with, and in the light of, the rest of the Inspector's Report attached herewith.	
Characteristics of proposed development (In particular, the size, design, cumulation with existing/ proposed development, nature of demolition works, use of natural resources, production of waste, pollution and nuisance, risk of accidents/disasters and to human health).	The development is modest in area, comes forward as a standalone project, does not require demolition works, does not require the use of substantial natural resources, or give rise to significant risk of pollution or nuisance. The development, by virtue of its type, does not pose a risk of major accident and/or disaster, or is vulnerable to climate change. It presents no risks to human health.
Location of development (The environmental sensitivity of geographical areas likely to be affected by the development in particular existing and approved land use, abundance/capacity of natural resources, absorption capacity of natural environment e.g.	The development is situated in a rural area on improved agricultural land which is abundant in the area. The development is removed from sensitive natural habitats, centres of population and designated sites and landscapes of identified significance in the County Development Plan.

<p>wetland, coastal zones, nature reserves, European sites, densely populated areas, landscapes, sites of historic, cultural or archaeological significance).</p>	
<p>Types and characteristics of potential impacts (Likely significant effects on environmental parameters, magnitude and spatial extent, nature of impact, transboundary, intensity and complexity, duration, cumulative effects and opportunities for mitigation).</p>	<p>Having regard to the modest nature of the proposed development, its location removed from sensitive habitats/features, likely limited magnitude and spatial extent of effects, and absence of in combination effects, there is no potential for significant effects on the environmental factors listed in section 171A of the Act.</p>
<p>Conclusion</p>	
<p>Likelihood of Significant Effects</p>	<p>Conclusion in respect of EIA</p>
	<p>There is no real likelihood of significant effects on the environment.</p>

Inspector: Suzanne White Date: 17th April 2026