

An  
Bord  
Pleanála

## Board Order ABP-321851-25

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### Planning and Development Acts 2000 to 2022

**Planning Authority:** Dun Laoghaire-Rathdown County Council

**Planning Register Reference Number:** D24A/0904/WEB

**Appeal** by Lesley Sawyer and Dariusz Adamczyk care of Declan Collins Architects of 22 Abbey Road, Blackrock, County Dublin against the decision made on the 13<sup>th</sup> day of January, 2025 by Dun Laoghaire-Rathdown County Council to refuse permission.

**Proposed Development:** Construction of a detached single-storey dwelling (142 square metres approximately) on a site comprising 0.197 hectares approximately. Reconfigured main site entrance (including cut back of roadside boundaries) with new gate and piers to provide dual vehicular access to existing dwelling and proposed new dwelling. New driveway to proposed dwelling with car parking space for two cars. New wastewater treatment system with pumped soil polishing filter. Landscaping, boundary walls and fences and all associated site works connected with the development, all at Suimneas, 7 Quarry Road, Shankill, Dublin.

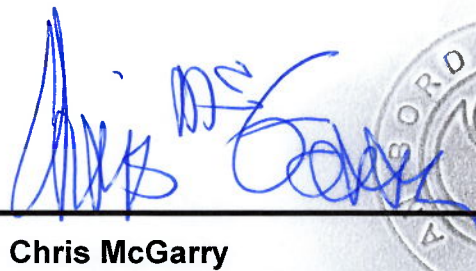
### Decision

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

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## Reasons and Considerations

Having regard to the A1 zoning objective of the area, as set out in the Dun Laoghaire-Rathdown County Development Plan 2022-2028, the objective of which seeks to provide 'for new residential communities and Sustainable Neighbourhood Infrastructure in accordance with approved local area plans', Section 2.6.1.3 of the development plan (Local Area Plan-Making Programme) which sets out that within the Rathmichael A1 zoned area 'minor modifications and extensions to existing properties' can be considered in advance of the relevant local area plan being in place, and Appendix 1, Section 4.7 (New Residential Communities: Old Connaught and Rathmichael) which sets out that development in this Tier 2 area is contingent upon the timely delivery of supporting infrastructure, it is considered that the proposed development of a new residential unit at this location is not a minor modification or an extension to an existing property. The proposed development would be contrary to the A1 zoning objective for the area, would be contrary to Section 2.6.1.3 and Appendix 1, Section 4.7 of the development plan, and would, therefore, be contrary to the proper planning and sustainable development of the area.



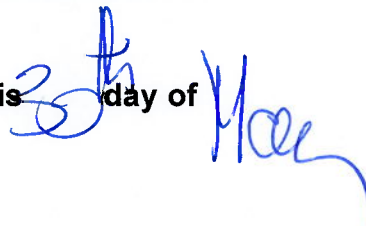
**Chris McGarry**

**Member of An Bord Pleanála**

**duly authorised to authenticate**

**the seal of the Board.**

**Dated this**



**day of**

**2025.**