



AN TAISCE – THE NATIONAL TRUST FOR IRELAND

SOUTH COUNTY DUBLIN LOCAL ASSOCIATION

PLANNING COMMITTEE

Tel. 01 4933843

Our Ref: 20220325 - 06S – A/0084R

C/o Moret
Edmondstown Road
Dublin 16

Senior Planning Officer
South Dublin Co. Council
County Hall, Tallaght.
DUBLIN 24



Reg. Ref.	SD22A/0084
Development	Retention of a Timber Residential Structure.
Location	McDonaghs Lane, Brittas, Co. Dublin.

Dear Sir

We are in receipt of your letter of 21st April 2022 referring the above application to us. We have examined the file and wish to object to this application for the following reason:-

1/ This application is exactly the same as the previous application for Retention (SD17A/0347) which was emphatically refused by the County Council for 6 reasons and was also refused by An Bord Pleanala on appeal for the following reasons namely

1/ The site is located in an area with the zoning objective HA-DM "To protect and enhance the outstanding natural character of the Dublin Mountain Area" as set out in the South Dublin County Development Plan 2016-2022 where it is the Policy of the planning authority to resist residential development, and also identified as being under urban influence in the Regional Planning Guidelines for the Greater Dublin Area 2010-2022. It is considered that the applicant does not come within the scope of exceptional circumstances outlined in Policy H23 Objective 1, as set out in the Development Plan for a house in this rural location. The development for which retention is sought would, therefore, materially contravene the zoning objective for the area and be contrary to the proper planning and sustainable development of the area.

2/ It is considered that the development for which retention is sought would endanger public safety by reason of a traffic hazard because of the additional turning movements the development would generate on a substandard road at a point where the sightlines are restricted in a Westerly direction.

We therefore submit that this application be refused.

Yours faithfully

Patrick Leonard
Member, Planning sub-Committee
An Taisce South County Dublin Assoc.