

An Bord Pleanála



Board Direction

Ref: PL06S.245705

The submissions on this file, the Inspector's report, the applicant's submission in response to An Bord Pleanála's S.137 request were considered at a further Board meeting held on April 6th, 2016.

The Board did not consider it necessary to seek revised public notices or to request a further report from the Inspector.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations as set out below.

REASONS AND CONSIDERATIONS

Policy H42 of the South Dublin County Council Development Plan 2010-2016 seeks that dwellings shall be subservient to the rural landscape to protect rural amenity. This policy is considered to be reasonable. It is considered that, by reason of its design, excessive scale and use of a stone clad podium level, and notwithstanding landscaping measures proposed in response to the Board's S.137 request, the proposed development would be an inappropriate intervention on this sloping rural site, would be contrary to Policy H42 and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Nicholas Mulcahy

Date: April 11th, 2016