



An
Bord
Pleanála

Board Direction
PL06S.247795

The submissions on this file and the Inspector's report were considered at a Board meeting held on May 15th 2017.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The site is located in the Dublin Mountain Zone where it is the policy of the planning authority, as set out in the South Dublin County Council Development Plan 2016-2022, 'to protect and enhance the outstanding natural character of the Dublin Mountains' and to strictly control the development of new or replacement housing. It is also in an area identified as being under strong urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government 2005. It is considered that the applicant does not come within the scope of exceptional circumstances outlined in Policy H23 Objective 1 set out in the development plan for a house in this area. The proposed development would, therefore, materially contravene the development plan and be contrary to the proper planning and sustainable development of the area.
2. The proposed dwelling by reason of, (a) its location in an area of outstanding natural character as part of the Dublin Mountains which is visible from the surrounding hinterland (b) the Landscape Capacity, and (c)

the Specific Objective 'To Preserve Views' across the site from the Lower Castlekelly Road would detract significantly from the open character and natural beauty of the surrounding Dublin Mountain area. The development would be contrary to Policy (HCL7), and the zoning objective 'To protect and enhance the outstanding natural character and amenity of the Dublin Mountains' as provided for in the South Dublin County Council Development Plan 2016-2022. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

3. On the basis of the information submitted with the application and appeal, the Board is not satisfied that the subject site is suitable for the safe disposal of foul effluent arising from the proposed development. Accordingly, it is considered that the proposed development would be prejudicial to public health, would give rise to a serious risk of water pollution and would be contrary to the proper planning and sustainable development of the area.

4 The site is located upstream of the Glenasmole Valley Special Area of Conservation (SAC), and in close proximity to the Glenasmole Valley and Bohernabreena Waterworks, the conservation and protection of which is an objective of the South Dublin County Council Development Plan 2016-2022. Having regard to the nature of the proposed development, which includes a proprietary waste water treatment system and percolation area, on a site where ground conditions are characterised by poor drainage and a high water table, and the proximity to the SAC and reservoir, the Board cannot be satisfied on the basis of the submissions made in the application and appeal that the proposed development, either individually or in combination with other plans or projects, would not adversely affect the integrity of the European Site in view of the sites conservation objectives. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board
Member**

Date:15.05.17

Paul Hyde