



An
Bord
Pleanála

Board Direction
BD-00058-18
ABP-300346-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to the planning history of the site, the nature of the existing laneway to access the proposed development site which is described as very narrow and in poor condition with limited opportunities for vehicles to pass, the location of the development within the Saggart and Athgoe Hills Landscape Area as provided for in the South Dublin County Development Plan 2016-2022, the Board considered that the proposed development would result in some intensification of traffic along the laneway which would pose a risk to traffic safety. Furthermore the Board considered that the construction of a new structure to the east of the wayleave and away from the existing cluster of development would result in haphazard development which would erode the rural character of the area and would seriously injure the visual amenities of the Saggart and Athgoe Hills Landscape Area. The proposed development would not, therefore, be in accordance with proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that the landholding which is accessed by the narrow laneway was already in active agricultural use. However, the Board was concerned that the

proposed development would result in some intensification of use which it considered the narrow access lane would be unable to accommodate. Furthermore, the Board considered that the existing residential properties and the barn represented a cluster of development in this rural area and development to the east would have a detrimental effect on the rural area and the wider landscape having regard to its location in the Saggart and Athgoe Hills Landscape Area which it considered to have limited capacity to absorb additional development. The Board did not consider that the proposed development was in accordance with the proper planning and sustainable development of the area.

Board Member

Date: 05/03/2018

Maria FitzGerald