



An
Bord
Pleanála

Board Direction
BD-001153-18
ABP-300459-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17/09/2018.

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 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 restrict 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 set out in the development plan for a house at 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 sightlines are restricted in a westerly direction.

Note: The Board concurred with the views of the Inspector and was not satisfied that sufficient details have been submitted to demonstrate that the proposed development complies with the EPA Code of Practice 'Wastewater Treatment and Disposal Systems Serving Single Houses (p.e.<10) Environmental Protection Agency, 2009'

Board Member

Date: 21/09/2018

Eugene Nixon