



An
Bord
Pleanála

Board Direction
BD-001555-18
ABP-302429-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/11/2018.

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

Reasons and Considerations

1. Insert PA Reason for Refusal No.01 "Housing Policy H20..."
2. The site is located in the Athgoe and Saggart Hills landscape character area in the current Development Plan for the area where the landscape character and sensitivity is classified as high and the landscape capacity is negligible to low and, on the basis of the information presented, the Board is not satisfied that the proposed development would not have a significant impact on landscape character in this location. The proposed development would therefore be contrary to Policy HCL7 of the development plan relating to the preservation and enhancement of the character of the county's landscapes in areas of high landscape value and / or sensitivity and would be contrary to the proper planning and sustainable development of the area.
3. The proposed development by virtue of the steeply sloped nature of the site and the proposed use of cut and fill to accommodate the design into the site would be contrary to Policy H16 and Policy H27 of the development plan relating to development on steep or varying topography sites and rural house

design. The proposed development would therefore, be contrary to the proper planning and sustainable development of the area.

4. The proposed development is located on the alignment of the Western Dublin Orbital Route (South) as indicated on Map No.8 of the South Dublin County Development Plan, 2016-2022 and which is indicated at Table 6.6 of the Plan to be a medium to long term road objective of the council. Development of the kind proposed would be premature pending the determination by the local authority of a detailed alignment and design for this route.
5. Having regard to the lack of a Site Suitability Assessment report or an assessment of the capacity of the site to accommodate storm water generated by the development, the Board is not satisfied, on the basis of the information available, that effluent from the development can be satisfactorily treated and disposed of on site, notwithstanding the proposed use of a proprietary wastewater treatment system. The proposed development would, therefore, be prejudicial to public health.

Board Member

Date: 07/11/2018

Stephen Bohan