Board Direction
BD-005646-20
ABP-306032-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on April 24th, 2020.

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 zoned 'OS' in the South Dublin County Development Plan 2016-2022 where it is the stated objective 'to preserve and provide for open space and recreational amenities'. Notwithstanding that residential use is open for consideration under this zoning, the proposed development would not achieve the stated aims of the zoning objectives or contribute to these objectives. As such, the proposed development would contravene materially the development objective indicated in the development plan for the zoning of the land in question solely or primarily for open space purposes, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed dwellings, at the front entrance and adjacent to the original avenue to Finnstown House, Protected Structure Ref. 112, it is considered that the proposed development would not be sympathetic to its special character and integrity and would not be appropriate in terms of architectural treatment, character, scale and form. The proposed

dwellings would be highly visible on approach to Finnstown House, including the intact tree-lined avenue, and would constitute a significant negative visual impact on the protected structure and its curtilage and attendant grounds, contrary to the requirements of Section 11.5.2(ii) and HCL 3 Objective 1 of the South Dublin County Development Plan 2016-2022and would materially contravene HCL3 Objective 2 of this Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member _____ **Date:** 27th April 2020

Philip Jones