



An  
Bord  
Pleanála

**Board Direction**  
**BD-005619-20**  
**ABP-306184-19**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 21/04/2020.

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 located in an area with the zoning objective HA-DM "To protect and enhance the outstanding natural character of the Dublin Mountain Area", where it is the policy of the planning authority to restrict residential development, and 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 in April, 2005. It is considered that the applicant has presented insufficient evidence to warrant a dwelling house at this rural location within the scope of the exceptional circumstances outlined under Policy H23 Objective 1 as set out in the South Dublin County Development Plan 2016-2022. The development for which permission for retention is sought would, therefore, be contrary to the zoning objective for the area and be contrary to the proper planning and sustainable development of the area.
2. Having regard to the elevated location of the development proposed for retention in an area designated as 'outstanding natural character of the Dublin Mountains Area in the South Dublin County Development Plan 2016-2022, it

is considered that the development for which permission for retention is sought would be out of character with the surrounding pattern of development, would seriously injure the visual amenities of the area, would interfere with the character of the surrounding landscape, which it is necessary to preserve in accordance with objective HA-DM of the development plan and would set an undesirable precedent for similar development in the area. The development for which permission for retention is sought would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the substandard width, and vertical and horizontal alignment of Ballymana Lane, and the restricted sightlines at the entrance to the subject structure, it is considered the development for which permission for retention is sought would lead to additional traffic turning movements generated onto a narrow substandard road and would endanger public safety by reason of traffic hazard.

**Board Member**

**Date:** 21/04/2020

---

Michelle Fagan