

An  
Bord  
Pleanála

**Board Direction**  
**BD-008520-21**  
**ABP-310137-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 14/06/2021.

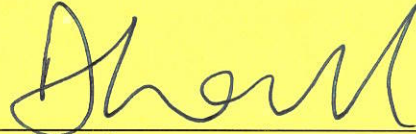
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

1. Having regard to the South Dublin County Development Plan 2016-2022, according to which the lands from which the site is formed is subject to the zoning objective OS: "To preserve and provide for open space and recreational amenities", it is considered that the proposed development of a dwelling connected with the existing commercial hotel use at Finnstown House would be contrary to the objectives for the lands to be solely or primarily used for open space and recreational purposes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the inclusion of Finnstown House on the Record of Protected Structures and to the site formation within part of its surviving nineteenth century designed demesne landscape in which the house, its outbuilding complex, the tree-lined avenue, gate lodge and entrance are located, it is considered that the proposed development of a house, associated landscaping, driveway and access onto the avenue, involving tree removal, would sever and would seriously injure the integrity, special character and setting of Finnstown House, a protected structure and would be contrary to

Policy HCL 3 which provides for the protection of the special character or appearance of a Protected Structure including its historic curtilage, both directly and indirectly and the associated specific Objectives 1 and 2 with the South County Development Plan 2016-2022 and contrary to the proper planning and sustainable development of the area.

**Board Member**



Dave Walsh

**Date:** 14/06/2021