



An
Bord
Pleanála

Board Direction
BD-013972-23
ABP-313705-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/10/2023.

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 proposed development is in an area which is zoned High Amenity Dublin Mountains – HA-DM, which seeks *'To protect and enhance the outstanding natural character of the Dublin Mountains Area'*, in the South Dublin County Development Plan 2022-2028. The proposed development is not in accordance with the HA-DM zoning for the site as it would not be in an 'existing building' as required by the zoning objective. It would therefore be contrary to the policies and objectives of the South Dublin County Development Plan 2022-2028 and to the proper planning and sustainable development of the area.
2. The proposed development does not include any provisions for safe pedestrian and cycle movements within the site or demonstrate how vehicles can enter and exit the site safely. In the absence of these provisions the proposal would endanger public safety by reason of a traffic hazard and would

therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Date: 03/10/2023

Liam Bergin