



An
Bord
Pleanála

Board Direction
BD-014808-23
ABP-315030-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/11/2023.

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

Reasons and Considerations

Having regard to the South Dublin County Development Plan 2022-2028, including Objectives QDP3 Objective 2, NCBH Objective 3, IE4 Objective 3 Section 12.11.2 and Section 12.11.5, and given the height, scale and prominent location of the proposed development in a designated Architectural Conservation Area, its proximity to Protected Structures, including St. Finian's Roman Catholic Church (RPS Ref. 232) and Newcastle National School (RPS Ref. 230) and the planned and emerging pattern of residential development in the area; it is considered that the proposed development would have an unacceptable impact and on the character and setting of the Newcastle Village Architectural Conservation Area and would adversely affect the visual amenities of the area and of property in the vicinity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

The Board considered that the proposed development is a project for the purposes of the Environmental Impact Assessment Directive. However, the Board concluded that the proposed development does not fall within a class of development set out in Part 1 or Part 2 of Schedule 5 to the Planning and Development Regulations 2001, as amended, and,

therefore, no preliminary examination, screening for environmental impact assessment, or environmental impact assessment is required.

Board Member

A handwritten signature in black ink, appearing to read 'M. Henchy', is written over a horizontal line. The signature is cursive and somewhat stylized.

Mary Henchy

Date: 07/12/2023