

Decision

REFUSED permission and retention permission in accordance with the reasons and considerations set out below.


Reasons and Considerations

1. Having regard to: -
 - The development would represent 3 unintegrated, independent, substandard residential dwelling units within the overall site which is out of character with the established pattern of development in the area and the South Dublin County Development Plan 2022-2028 and is contrary to the HA-DM zoning objective and does not comply with Policy H23: Rural housing in HA -Dublin Mountains Zone.
 - The proposed development would be contrary to G17 Objective 2 “to protect and enhance the landscape character of the county”
 - The proposed development be contrary to NCBH14: Landscapes, which states:- Preserve and enhance the character of the County’s landscapes, particularly areas that have been deemed to high landscape value or medium to high landscape sensitivity and to ensure that landscape considerations are an important factor in the management of the development.

The Board considers that the proposed development would therefore be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector’s recommendation to grant permission, the Board shared the Planning Authorities views re the contravention of Rural

Housing policy, would have an unacceptable impact on the receiving landscape and would result in three separate and independent residential units.

Board Member:  Date: 31st August 2023

Liam Bergin