



An
Bord
Pleanála

Board Direction
BD-016635-24
ABP-318464-23

The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/06/2024.

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

Reasons and Considerations

1. The development site is located in an area with the zoning objective HA-DM in the South Dublin County Development Plan 2022- 2028 'To protect and enhance the outstanding natural character and amenity of the Dublin Mountains areas' and in an area identified as under strong urban influence. It is considered that the applicants have presented insufficient evidence to warrant retention of a residential structure at this specific rural location having regard to all of the exceptional circumstances criteria required in Policy H19 Objective 1. In addition, the proposed development to be retained would not be in accordance with Policy H23 Objective 1 and Section 12.6.9 of the development plan and would be out of character with the surrounding pattern of development in the area. It is further considered that the applicants have not established a rationale why the site, designated as a bypass area for farm machinery, has been chosen on the overall landholding. Therefore, development to be retained and proposed would 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 2022-2028, the proximity of the designated views on Ballymaice Lane and the R114, policy NCBH15 Objective 1, to protect, preserve and improve Views and Prospects of special amenity, and policy NCBH15 Objective 2 to require a Landscape / Visual Assessment in certain circumstances, it is considered that the applicants have not demonstrated to the satisfaction of the Board that the development would not seriously injure the visual amenities of the area. It is considered that the proposed development would interfere with the character of the surrounding landscape, which it is necessary to preserve in accordance with objective HA-DM of the County Development Plan and would set an undesirable precedent for similar development in the area. The development for which permission proposed for retention and permission 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, it is considered that the development proposed to be retained and proposed development would lead to additional traffic turning movements generated onto a narrow substandard road and would, therefore, endanger public safety by reason of traffic hazard.

Board Member

Joe Boland

Date: 18/06/2024