

An
Bord
Pleanála

Board Direction
BD-019969-25
ABP-319336-24

The submissions on this file and the Inspector's report were considered at a meeting held on 17/06/2025.

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

Reasons and Considerations

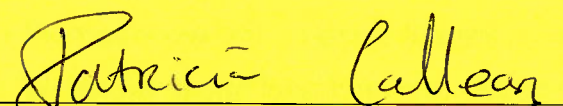
Having regard to the proposed road layout, it is considered that the proposed development lacks sufficient space to facilitate the turning of refuse trucks and other heavy goods vehicles accessing the site. This would lead to trucks reversing out of the site or using the existing car park adjacent to the site. It is considered that the proposed development would lead to conditions that conflict with pedestrian and cyclists and would endanger public safety by reason of a traffic hazard. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

In arriving at its decision, the Board did not share the view of the Inspector, with respect to recommended refusal reason number one, on the basis that in the absence of detailed information regarding the extent of the remains of the rock garden occurring within the site and potential impact thereon, the development proposed may impact on the historical, architectural and archaeological setting of the rock garden and accordingly be contrary to policy and lead to an (unacceptable) impact on the curtilage and attendant grounds of Ashbourne House. In this regard, the Board noted the Historic Landscape Impact Assessment report submitted with the application in which it is evidenced that the rock garden is now overgrown and its original planting scheme

is gone and the Inspector also noted that that the trees on the site have likely evolved over a number of years after the original planting associated with the rock garden was depleted and the Board further noted from the grounds of appeal submitted by the appellant that the site was split from the original Ashbourne House lands by a change in ownership over 50 years ago and as such exhibits a different character to the current Ashbourne House. The Board also noted that the existing grotto, which originally formed part of the rock garden, would be conserved and integrated into the landscaping scheme as part of the proposed development. Overall, given the changed nature of the site over a significant time period, and the proposals to integrate the grotto as part of the landscape proposals and the archaeological mitigation that could be secured by planning condition, no unacceptable impacts on the architectural or archaeological heritage would remain.

In arriving at its decision, the Board did not share the view of the inspector with respect to recommended refusal reason number two that in the absence of an Ecological Impact Assessment for the site and having regard to the loss of trees including two number heritage trees, the proposed development would potentially have a significant impact on the woodland habitats and that the proposed development would be contrary to policy Objectives GN-GO-03, BE 15-2 and BE 15-8 set out in the development plan. Instead, the Board considered that the removal of two heritage trees associated with the gardens and woodlands of Ashbourne House, a Protected Structure (RPS number 00498), when considered that the mitigation recommended in the Historic Landscape Assessment provided by the applicant (planting of two replacement Heritage trees), would be acceptable. The Board also took into account that the overall loss of seven trees (including the two heritage trees) would be adequately mitigated by the planting of 38 native/pollinator friendly trees.

Board Member


Patricia Callear

Date: 17/06/2025