

An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

South Dublin County

Planning Register Reference Number: SD16A/0184

An Bord Pleanála Reference Number: PL 06S.247096

APPEAL by Starrus Eco Holdings Limited (trading as Greenstar) care of Kieran O'Malley and Company Limited of Saint Heliers, Saint Heliers Copse, Stillorgan Park, Blackrock, County Dublin against the decision made on the 20th day of July, 2016 by South Dublin County Council to refuse permission.

PROPOSED DEVELOPMENT: Retention of three number free standing single storey pre-fabricated ancillary offices (162 square metres) currently laid out as a single and two-storey facility within a revised layout of the site administrative area and for permission for a new elevation treatment and external cladding of the pre-fabricated structures, revised car parking layout and all associated works, all at Site 14B, Grant's Way, Greenogue Industrial Estate, Rathcoole, County Dublin.

DECISION

REFUSE permission for the above proposed development based on the reasons and considerations set out below.

MATTERS CONSIDERED

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

REASONS AND CONSIDERATIONS

1. The proposed retention on a permanent basis of prominently-located prefabricated stand-alone structures, separate to the main building on the site, would be visually unacceptable, would represent a substandard form of development, and would contravene the policies and objectives of the current South Dublin County Council Development Plan, in particular ET 3 Objective 5 which seeks to ensure that industrial areas are finished to a high standard. The proposed development and the development proposed for retention would, therefore, seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area.
2. The proposed development and the development proposed for retention would set an undesirable precedent for other similar developments, which would in themselves and cumulatively seriously injure the visual amenities of the area and of property in the vicinity. The proposed development and the development proposed for retention would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2016.