

# An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2015

## South Dublin County

**Planning Register Reference Number: SD16A/0199**

An Bord Pleanála Reference Number: PL 06S.247148

**APPEAL** by Aengus Cullen and Fiona Lawlor care of BCF Architects of Cloncannon Lower, Mountmellick, County Laois against the decision made on the 28<sup>th</sup> day of July, 2016 by South Dublin County Council to refuse permission.

**PROPOSED DEVELOPMENT:** Retention of timber structure for use as farm office and veterinary store along with family farmhouse accommodation with septic tank, access to public road will be via existing roadway serving existing farm buildings to include completion of existing entrance to public road in accordance with the permission granted under planning register reference number SD09A/0347 together with ancillary site works at Ballymana Lane, Kiltipper, Tallaght, 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 site is located in an area with the zoning objective HA-DM "To protect and enhance the outstanding natural character of the Dublin Mountain Area", where it is the policy of the planning authority to restrict residential development, and also in an area identified as being under strong urban influence in the Sustainable Rural Housing Guidelines for Planning Authorities issued by the Department of the Environment, Heritage and Local Government in April, 2005. It is considered that the applicant has presented insufficient evidence to warrant a dwellinghouse at this rural location within the scope of the exceptional circumstances outlined under Policy H23 Objective 1 as set out in the South Dublin County Development Plan 2016-2022. The development proposed for retention would, therefore, be contrary to the zoning objective for the area and 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 2016-2022, it is considered that the development proposed for retention would be out of character with the surrounding pattern of development, would seriously injure the visual amenities of the area, would interfere with the character of the surrounding landscape, which it is necessary to preserve in accordance with objective HA-DM of the development plan and would set an undesirable precedent for similar development in the area. The development proposed for retention 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, and the restricted sightlines at the entrance to the subject structure, it is considered the development proposed for retention would lead to additional traffic turning movements generated onto a narrow substandard road and would endanger public safety by reason of traffic hazard.

---

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

**Dated this            day of            2016.**