



An  
Bord  
Pleanála

**Board Order**

**PL 06S.248657**

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## **Planning and Development Acts 2000 to 2017**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD17A/0096**

**Appeal** by Homehall Developments Limited care of Brock McClure of 63 York Road, Dun Laoghaire, County Dublin against the decision made on the 11<sup>th</sup> day of May, 2017 by South Dublin County Council to refuse permission.

**Proposed Development:** Construction of two number three bedroom courtyard style dwellings (circa 131 square metres and circa 137 square metres respectively) of 1-1.5 storeys in height on lands to the rear of Bolton Hall (a protected structure). The proposal will also provide for private open space areas serving each dwelling; four number additional car parking spaces; new boundary treatment including works to the existing wall and all associated site development, site services and landscape works. The site is located in the overall Bolton Hall development (accessed via Ballyboden Road), for which a parent permission was granted under planning register reference number SD11A/0244 and An Bord Pleanála appeal reference number PL06S.241039, all on site of circa 0.06 hectares on lands at Bolton hall, Ballyboden Road, Rathfarnham, Dublin.

## **Decision**

**REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.**

