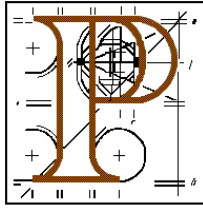


An Bord Pleanála



PLANNING AND DEVELOPMENT ACTS 2000 TO 2017

South Dublin County Council

Planning Register Reference Number: SD17A/0328

An Bord Pleanála Reference Number: ABP-300346-17

Appeal by Thomas Corcoran care of Derek Whyte of Great Connell, Newbridge, County Kildare against the decision made on the 1st day of November, 2017 by South Dublin County Council to refuse permission for the proposed development.

Proposed Development: (A) Demolition of an existing agricultural shed with replacement stable block consisting of three stables, tack room and store room and (B) construction of a stable block consisting of three stables, a tack room, office and shower room, secondary effluent treatment system and all associated site works at Castlewarden, Newcastle, County Kildare.

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

Having regard to the planning history of the site, the nature of the existing laneway to access the proposed development site which is described as very narrow and in poor condition with limited opportunities for vehicles to pass, the location of the development within the Saggart and Athgoe Hills Landscape Area as provided for in the South Dublin County Development Plan 2016-2022, the Board considered that the proposed development would result in some intensification of traffic along the laneway which would pose a risk to traffic safety. Furthermore, the Board considered that the construction of a new structure to the east of the wayleave and away from the existing cluster of development would result in haphazard development which would erode the rural character of the area and would seriously injure the visual amenities of the Saggart and Athgoe Hills Landscape Area. The proposed development would not, therefore, be in accordance with proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board noted that the landholding which is accessed by the narrow laneway was already in active agricultural use. However, the Board was concerned that the proposed development would result in some intensification of use which it considered the narrow access lane would be unable to accommodate. Furthermore, the Board considered that the existing residential properties and the barn represented a cluster of development in this rural area and development to the east would have a detrimental effect on the rural area and the wider landscape having regard to its location in the Saggart and Athgoe Hills Landscape Area which it considered to have limited capacity to absorb additional development. The Board did not consider that the proposed development was in accordance with 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 2018.