



Planning and Development Acts 2000 to 2018

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D18A/0230

APPEAL by Charton Homes Limited care of BPS Planning Consultants of 23 Saval Park Road, Dalkey, County Dublin against the decision made on the 9th day of May, 2018 by Dun Laoghaire Rathdown County Council to refuse permission to the said Charton Homes Limited.

Proposed Development: Construction of 17 number four-five bedroom two-storey detached houses ranging in size from circa 278 square metres to circa 309 square metres and four garages (two number attached - 50 square metres) and two number detached - 26 square metres), new boundary treatments, revisions to vehicular entrance to the east at Ferndale Road, all associated site development and landscaping and engineering works to create connections to main services. No works are proposed to Shankill House or its out-buildings. Shankill House is a Protected Structure (RPS number 1829); all on a site of circa 3.2 hectares located within the attendant grounds of Shankill House, Ferndale Road, Shankill, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with 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. Having regard to the location of the site and its identification for future residential capacity as set out in the Core Strategy of the Dun Laoghaire Rathdown County Development Plan, 2016 - 2022 under Section 1.2.4 (Residential Land Supply), it is considered that development of the kind proposed on the land would be premature by reference to the significant infrastructural constraints in the area being addressed in addition to the upgrading of the local road network to facilitate increased traffic and pedestrian levels and enhanced linkages to public transport infrastructure. The development is considered prejudicial to the delivery of a sufficient quantum and density of development on these lands in tandem with the necessary social and physical infrastructure. The development would set an undesirable precedent, would represent a piecemeal and haphazard form of development and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed reduction in the size of the curtilage and site area relating to Shankhill House would have a material adverse impact on the setting and character of the protected structure and would be contrary to the proper planning and sustainable development of the area.

Paul Hyde

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

Dated this day of 2018.