



Planning and Development Acts 2000 to 2018

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD18A/0401

APPEAL by Nocsy Limited care of Thornton O'Connor Town Planning of Number 1 Kilmacud Road Upper, Dundrum, Dublin against the decision made on the 14th day of January, 2019 by South Dublin County Council to refuse permission to the said Nocsy Limited.

Proposed Development 156 number bedroom part two to part four-storey aparthotel (12,283 square metres) with ancillary facilities including a gym (178 square metres), communal lounge (118 square metres) and a meeting/T.V. room (79.4 square metres); 137 number car parking spaces (including provision for a car sharing facility); a vehicular entrance to the north of the site; pedestrian access via a pathway to the north of the site; 62 number bicycle parking spaces; 64 number storage lockers; hard and soft landscaping; loading bay; boundary treatments; ESB substation; plant and all associated site development works above and below ground on a site of 1.8426 hectares at Rathcreedan, Rathcoole, County 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. The proposed development lands are zoned 'RU' – 'To protect and improve rural amenity and to provide for the development of agriculture', in the current Development Plan for the area. The proposed aparthotel would not be conducive to securing the objective of this zoning in that it would not result in the protection or improvement of rural amenity. The proposed development would, therefore, materially contravene a development objective in the Development Plan for the zoning of land solely or primarily for agricultural use, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. The location of the proposed aparthotel on lands immediately outside of the current Newcastle Local Area Plan development boundary would represent an unplanned and haphazard form of development which would militate against any planned future extension of the Local Area Plan boundary in this area. The proposed development would, therefore, be premature, and be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

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

Dated this day of 2019.