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**Planning and Development Acts 2000 to 2019**

**Planning Authority: South Dublin County Council**

**Planning Register Reference Number: SD19A/0284**

**APPEAL** by Finnstown House care of Derek Whyte of Great Connell, Newbridge, County Kildare against the decision made on the 1<sup>st</sup> day of November, 2019 by South Dublin County Council to refuse permission.

**Proposed Development:** Construction of a detached two-storey gate lodge style house to be used as a security manager's house, construction of a detached two-storey house with integrated garage to be used as a hotel manager's house, connection to existing foul sewer, access off existing access road to Finnstown Castle Hotel and all associated site works. The proposed development is located within the curtilage of Protected Structure - Finnstown House, Reference 112. All at Finnstown House, Newcastle Road, Lucan, 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 site is zoned 'OS' in the South Dublin County Development Plan 2016-2022 where it is the stated objective 'to preserve and provide for open space and recreational amenities'. Notwithstanding that residential use is open for consideration under this zoning, the proposed development would not achieve the stated aims of the zoning objectives or contribute to these objectives. The proposed development would, therefore, contravene materially the development objective indicated in the development plan for the zoning of the land in question solely or primarily for open space purposes, and would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the location of the proposed dwellings, at the front entrance and adjacent to the original avenue to Finnstown House, Protected Structure Reference 112, it is considered that the proposed development would not be sympathetic to its special character and integrity and would not be appropriate in terms of architectural treatment, character, scale and form. The proposed dwellings would be highly visible on approach to Finnstown House, including the intact tree-lined avenue, and would constitute a significant negative visual impact on the protected structure and its curtilage and attendant grounds, contrary to the requirements of Section 11.5.2(ii) and HCL 3 Objective 1 of the South Dublin County Development Plan 2016-2022 and would materially contravene HCL3 Objective 2 of this Plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Philip Jones**

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

**Dated this            day of            2020.**