

Planning and Development Acts 2000 to 2020

Planning Authority: South Dublin County Council

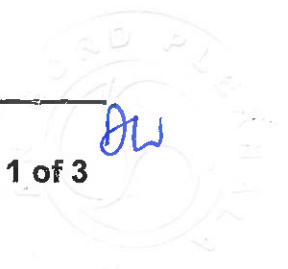
Planning Register Reference Number: SD21A/0027

APPEAL by Finnstown House 2012 SPV Limited care of Whyte Planning Consultants Limited of Great Connell, Newbridge, County Kildare against the decision made on the 6th day of April, 2021 by South Dublin County Council to refuse permission.

Proposed Development: Construction of a detached single storey bungalow 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 located within the curtilage of a protected structure, RPS Reference 112 at Finnstown Castle Hotel, 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. Having regard to the South Dublin County Development Plan 2016-2022, according to which the lands from which the site is formed is subject to the zoning objective OS: "To preserve and provide for open space and recreational amenities", it is considered that the proposed development of a dwelling connected with the existing commercial hotel use at Finnstown House would be contrary to the objectives for the lands to be solely or primarily used for open space and recreational purposes. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. Having regard to the inclusion of Finnstown House on the Record of Protected Structures and to the site formation within part of its surviving nineteenth century designed demesne landscape in which the house, its outbuilding complex, the tree-lined avenue, gate lodge and entrance are located, it is considered that the proposed development of a house, associated landscaping, driveway and access onto the avenue, involving tree removal, would sever and would seriously injure the integrity, special character and setting of Finnstown House, a protected structure, and would be contrary to Policy HCL 3 which provides for the protection of the special character or appearance of a protected structure including its historic curtilage, both directly and indirectly and the associated specific Objectives 1 and 2 of the South Dublin County Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.



Dave Walsh

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 30th day of June 2021.