



An
Bord
Pleanála

Board Order ABP-318464-23

Planning and Development Acts 2000 to 2022

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD23A/0208

Appeal by Aengus and Fiona Cullen care of Farry Town Planning Limited of Suite 180, 28 South Frederick Street, Dublin against the decision made on the 23rd day of October, 2023 by South Dublin County Council to refuse permission.

Proposed Development: Retention of a single storey family farmhouse located on the applicant's farm holding, along with all associated site development works. The development will be accessed via an existing roadway serving the existing farm, as previously permitted under planning register reference number SD09A/0347. Permission is sought to reclad the existing dwelling with white plastered blockwork and provision of slate roof to same at Ballymana Lane, Kiltipper, Dublin.

Decision

REFUSE permission for the above development for the reasons and considerations set out below.

Reasons and Considerations

1. The development site is located in an area with the zoning objective HA-DM in the South Dublin County Development Plan 2022- 2028 'To protect and enhance the outstanding natural character and amenity of the Dublin Mountains areas' and in an area identified as under strong urban influence. It is considered that the applicants have presented insufficient evidence to warrant retention of a residential structure at this specific rural location having regard to all of the exceptional circumstances criteria required under Policy H19 Objective 1. In addition, the proposed development to be retained would not be in accordance with Policy H23 Objective 1 and Section 12.6.9 of the development plan and would be out of character with the surrounding pattern of development in the area. It is further considered that the applicants have not established a rationale as to why the site, designated as a bypass area for farm machinery, has been chosen on the overall landholding. The development proposed to be retained would, therefore, be contrary to the proper planning and sustainable development of the area.
2. Having regard to the elevated location of the development proposed to be retained in an area designated as 'outstanding natural character of the Dublin Mountains Area' in the South Dublin County Development Plan 2022-2028, the proximity of the designated views on Ballyhaise Lane and the R114, policy NCBH15 Objective 1, to protect, preserve and improve Views and Prospects of special amenity, and policy NCBH15 Objective 2 to require a Landscape/Visual Assessment in certain circumstances, it is considered that the applicants have not demonstrated to the satisfaction of the Board that the development would not seriously injure the visual amenities of the area. It is considered that the proposed development would interfere with the character of the surrounding landscape, which it is necessary to preserve in accordance with objective HA-DM of the development plan and would set an undesirable precedent for similar development in the area. The development proposed to be retained and proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3. Having regard to the substandard width and vertical and horizontal alignment of Ballymana Lane, it is considered that the development proposed to be retained and proposed development would lead to additional traffic turning movements generated onto a narrow substandard road and would, therefore, endanger public safety by reason of traffic hazard.



Joe Boland

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

Dated this 20TH day of June 2024