



## Board Direction

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**Ref: PL06D.246252**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30th June 2016.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation for the following reasons and considerations.

### **Reasons and Considerations.**

1. It is considered that the proposed development, by reason of the monolithic nature of its design, and by reason of its height orientation, scale, and massing on a constrained site, would constitute significant overdevelopment of a site of particular heritage sensitivity, would result in a poor quality layout which would be substandard in amenity, and in particular in terms of the provision and layout of communal amenity space for the new residential units, and would cause unacceptable overbearing impacts on the existing elements of a protected structure on this site. The proposed development would, therefore, conflict with the provisions of the development plan, would adversely impact on residential amenity, would provide a poor quality of residential amenity for future residents, and would, thereby, be seriously injurious to residential and other amenity and be contrary to the proper planning and sustainable development of the area.
2. Having regard to the proximity of the proposed apartment blocks to the garden walls on the site which form part of protected structure listed in the Record of Protected Structures in the Dún Laoghaire-Rathdown County Development Plan 2016-2022 (RPS No. 1453), to their adverse overbearing and visual impacts in terms of the scale, height, massing and alignment of the development relative to the designated features of the protected structure on this site, as well as the overbearing impact on the farm building complex, the potential adverse impacts on the integrity of this structure arising from proposed excavation works, it is considered that the proposed

development would significantly impact on the special character and appearance of the protected structure on this site, would be incompatible with the special interest of the protected structure, would detract from their significance and value and would adversely affect their setting and amenity. The proposal would not therefore be in accordance with the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 4<sup>th</sup> July 2016  
Michael Leahy