



An  
Bord  
Pleanála

**Board Direction**  
**BD-000594-18**  
**ABP-300349-17**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/06/2018.

The Board decided to refuse permission for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the Dun Laoghaire Urban Framework (URP), Appendix 12 of the Dun Laoghaire – Rathdown County Development Plan, 2016-22 and the design of the proposed development, it is considered that the proposed development would be contrary to and would conflict with the overall vision for the site and would be contrary to Objective No. 16 which seeks a low scale café restaurant building of the highest architectural design in the subject location.

Furthermore, it is considered that the proposed development would be visually discordant and disruptive and would detract from and negatively affect both the character and setting of the surrounding landmark protected structures and civic buildings and their grounds, and the architectural character and streetscape appearance of the Haigh Terrace-Park Road Architectural Conservation Area (ACA). The proposed development would therefore seriously injure the visual amenities and depreciate the values of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the joint view of the Planning Authority's A/Conservation Officer and Senior Architect and considered that a more appropriate design was required to satisfy the Policy Objective for this important site.

**Board Member**

**Date:** 29/06/2018

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Terry Ó Niadh