



An
Bord
Pleanála

Board Direction
BD-005577-20
ABP-306121-19

The submissions on this file and the Inspector's report were considered at a Board meeting held on 09/04/2020.

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, by reason of its design, the proposed development of a three storey apartment block would materially and adversely affect the character and setting of the adjoining 'Ball Alley' public house which is listed on the Record of Protected Structures and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. Having regard to the prominent location of the site, to the established built form and character of the Leixlip Road, Lucan and to the existing buildings on the site which are considered to be of importance to the streetscape, it is considered that the proposed development, consisting of a *three-storey apartment building*, would be incongruous in terms of its design, which would be out of character with the streetscape and would set an undesirable precedent for future development in this area. The design is not considered to justify the demolition of the existing structures on the site. The proposed development would seriously injure the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the current Development Plan, in relation to urban development and would,

therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 09/04/2020

Maria FitzGerald