

An
Bord
Pleanála

Board Direction
BD-009435-21
ABP-307881-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/11/2021.

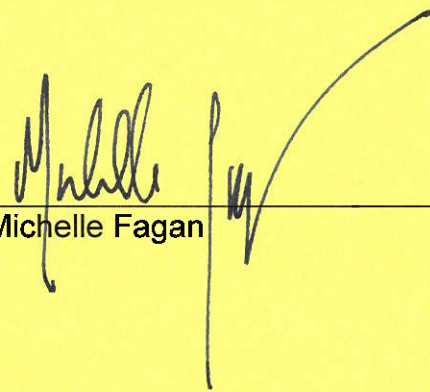
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The proposed development represents a poor form of development for future residents by reason of its lack of provision and poor location of both communal open space and public open space that comprises poorly located and unusable spaces. In addition, the proposed development provides for limited residents' facilities for a 'Built-to-Rent' development contrary to the provisions of the Sustainable Urban Housing -Design Standards for New Apartments (2018) and to the proper planning and sustainable development of the area.
2. Having regard to the height, scale and bulk of the proposed development relative to the prevailing architectural character of existing buildings in the vicinity, it is considered that the proposed development, by reason of its poor transition within the existing streetscape would seriously detract from the residential and visual amenities of the area. The proposed building would, therefore, be contrary to the proper planning and sustainable development of the area.
3. The proposed development which includes the demolition of Clonard Lodge and removal of a significant extent of the surrounding landscaping and boundary features which includes a Letterbox (which is noted to be included in the

Industrial Survey of the Draft Dun-Laoghaire Rathdown County Development Plan 2022-2028) would negatively impact on the streetscape and character of the area and detract from the visual amenities of the area which includes an adjacent Architectural Conservation Area relating to the curtilage and setting of Balally Cottages directly opposite the site. The proposed development would therefore be contrary to the provisions of the Policies AR5, AR8 and AR11 regarding buildings and features of heritage interest and character. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member



Michelle Fagan

Date: 12/11/2021