



An
Bord
Pleanála

Board Direction
BD-007936-21
ABP-309079-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 20/04/2021.

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

Reasons and Considerations

Having regard to the provisions of the Dunlaoghaire Rathdown County Development Plan 2016-2022, in particular the policy objective LHB6: Views and Prospects, which seeks to preserve views, the location of the proposed development within a 0/0 zone on Torca Road, and within the Vico Road Architectural Conservation Area, and the planning history of the site, it is considered, that the proposed development by reason of its roof level relative to Torca Road, its visibility within a preserved view area, and the extent of excavation required to facilitate the proposed development would detract from the character of the Vico Road Architectural Conservation Area. It is considered that the proposed development would seriously injure visual and residential amenities in the area and would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 20/04/2021

Michelle Fagan