

An
Bord
Pleanála

Board Direction
BD-008420-21
ABP-309383-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 03/06/2021.

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

Reasons and Considerations

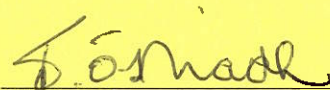
The proposed development would be premature pending the upgrade of the existing Irish Water foul drainage network, which is currently deficient and for which there is no defined timeframe for the commencement of the necessary improvement works. The connection of the proposed development to the current foul drainage system would therefore be prejudicial to public health and would be contrary to the proper planning and sustainable development of the area.

2. The proposed development, by reason of:

- a) the replacement of 'Rusheen' (original house from 1905) and its replacement with an unsympathetic apartment block of excessive bulk and mass and sited in most visually prominent and sensitive portion of the site in terms of its contextual setting within the ACA,
- b) together with a new wider vehicular entrance and loss of trees/ vegetation to the front of the proposed apartment block along Westminster Road,
- c) as well as the removal of Category A trees throughout the subject site, would materially affect the character of the Foxrock Architectural Conservation Area and would thereby seriously injure the visual amenities of the area. The

proposal would be contrary to Objective AR12 of the Dun Laoghaire Rathdown County Development Plan 2016-2022 which seeks to protect designated Architectural Conservation Areas. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member



Terry Ó Niadh

Date: 03/06/2021