



**An
Bord
Pleanála**

**Board Direction
BD-009934-22
ABP-309638-21**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 02/02/2022.

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

Reasons and Considerations

1. Having regard to the location of the site, to the established built form and character of Eblana Avenue and to the existing buildings on the street which are considered to be of architectural heritage importance to the streetscape, it is considered that the proposed apartment block, consisting of a five storey building attached to an existing/ extended two storey building, would be incongruous in terms of its design, would be out of character with the streetscape and would set an undesirable precedent for future development in this area. 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 urban renewal and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of its design, the proposed development would materially and adversely affect the character and setting of Harbour Lodge, which is listed on the Dun Laoghaire-Rathdown County 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.

3. The proposed development would be premature pending the applicant demonstrating that a suitable and appropriately designed foul and surface water drainage system can be provided to serve this development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area and would be prejudicial to public health.

Board Member



Michelle Fagan

Date: 03/02/2022

Note: The Board was not satisfied on the basis of the information submitted that the proposed development, would not have a negative impact on the existing residential amenity of the areas through the loss of available daylight/ sunlight, may constitute overdevelopment of the site by reason of its height, scale, massing, and bulk.