

An
Bord
Pleanála

Board Direction
BD-008606-21
ABP-309799-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 23/06/2021.

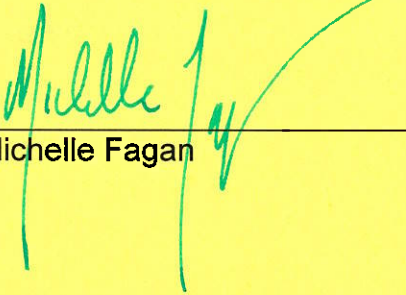
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. 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 the design and scale of the dwellings in a limited part of the site, together with the unsympathetic enlarged site access providing access for both the existing dwelling and the proposed dwellings, and the unacceptable loss of mature trees which are an important feature of the Architectural Conservation Area, it is considered that the proposed development would be detrimental to the visual amenities of the area and would detract from the character of the Foxrock Architectural Conservation Area. As such, it is considered that the proposed development

fails to accord with the provisions of Section 8.2.11.3 and Policy AR12 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022, and would set an undesirable precedent for future development in the area.

Board Member



Michelle Fagan

Date: 23/06/2021