



An
Bord
Pleanála

Board Direction
BD-011207-22
ABP-311728-21

The submissions on this file and the Inspector's report were considered at a Board meeting held on 29/08/2022.

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 overall scale, height, and design of the proposed development, it is considered that the proposed development would have significant overbearing and overshadowing impacts on adjoining properties and the receiving environment in proximity to the proposed development, would seriously detract from the existing visual amenities of the area and would negatively impact on the character of the receiving environment which would result in a poor interface with the urban environment and public realm. The proposed development would not be consistent with the Urban Development and Building Height Guidelines for Planning Authorities 2018, would not support the delivery of Objective 129 of the Dun Laoghaire Rathdown County Development Plan 2022-2028 to provide for the publicly owned lands at Bath Place, Blackrock for primary public uses and would not be in accordance with the relevant policies of the Blackrock Local Area Plan 2015-2021 (extended to 2025). The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2. On the basis of the information provided with the application and appeal, and in particular the absence of a screening report for Appropriate Assessment, the Board cannot be satisfied that the development, individually, or in combination with other plans or projects, would not be likely to have a significant effect on European sites

South Dublin Bay SAC (000210) and South Dublin Bay and River Tolka Estuary SPA (004024), in view of the sites' conservation objectives and such would be contrary to Part XAB of the Planning and Development Act 2000 (as amended).

Board Member

Maria FitzGerald

Date: 01/09/2022

Maria FitzGerald