



An  
Bord  
Pleanála

**Board Direction**  
**BD-012080-23**  
**ABP-312909-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/05/2023.

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 existing character and the prevailing pattern of development in the area, and the site location within an Architectural Conservation Area, it is considered that the proposed development, by reason of its overall design and layout, and relocation of the existing entrance, noting the requirement to remove a significant number of trees on the site and in the public realm to facilitate the proposed development, would be out of scale with its surroundings, would seriously detract from the architectural character and setting along Marlborough Road and of the streetscape generally. The proposed development would, therefore, materially and adversely affect the character of the Marlborough Road Architectural Conservation Area, would be contrary to Policy Objective HER13 of the Dún Laoghaire-Rathdown County Development Plan 2022-2028 in this regard and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

Patricia Calle

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**Date:** 05/05/2023