

**An
Bord
Pleanála**

**Board Direction
BD-013908-23
ABP-313781-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/09/2023.

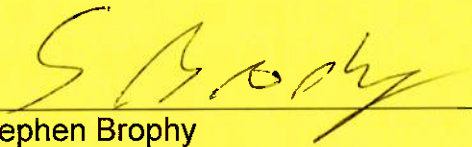
The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1. The inadequate separation distance between the eastern elevation of 'Mount Auburn' and apartments within the new apartment block (as revised by way of 1st Party appeal submission), would, notwithstanding the proposed introduction of louvred screens along part of the balconies of each of the aforesaid five apartments, result in overlooking and loss of privacy, which would seriously injure the amenities of future residents of these units. The Board did not consider the introduction of the louvred screens to be an adequate solution in this instance.
2. The proximity of the proposed apartment block to the forecourt of St. Stephen's church, a Protected Structure, with windows and balconies located within 3.5m and 3.0m respectively of the common boundary, would, notwithstanding revisions by way of 1st Party appeal submission, seriously impact on the setting of this Protected Structure by way of the abrupt change in style and scale and would result in serious overlooking of the protected structure and would, thereby, seriously injure the amenity of property in the vicinity.

3. The proposed felling of several mature trees on the site, combined with the apparent requirement to fell three mature trees in a public open space area to facilitate the new sewer line would seriously injure the amenities of residents of the adjoining estate and would run counter to the Map-Based objective on Zoning Map 4 of the County Development Plan, which is 'to protect and preserve trees and woodlands' on this site, and would, therefore, be detrimental to the visual amenities of the area.

Board Member



Stephen Brophy

Date: 27/09/2023