



An
Bord
Pleanála

Board Direction
BD-014835-23
ABP-314562-22

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/12/2023.

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

Reasons and Considerations

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| 1. | Having regard to the existing character and the prevailing pattern of development and the presence of a structure on site of architectural interest which is listed as a Protected Structure in the current Development Plan for the area, it is considered that the proposed apartment scheme, by reason of its scale, mass, height and design; its proximity to Prospect House and its siting within the historic walled garden, would not represent an appropriate or sympathetic design response to the existing setting; would dominate and seriously detract from the character of 'Prospect House', a protected structure and would not justify the removal of part of the existing roadside boundary wall. The proposed development would, therefore, materially, and adversely affect the character of this Protected Structure, would be contrary to the requirements of Policy NCBH19 Protected Structures of the South Dublin County Development Plan 2022-2028, would seriously injure the visual amenities of the area and would be contrary to the proper planning and sustainable development of the area. |
| 2. | Having regard to the nature of the proposed development which comprises works to and within the curtilage of a protected structure, Prospect House |

(RPS Ref: 340) and having regard to the lack of information on the nature and extent of the works carried out to the structure to date and in relation to the proposed works to Prospect House and associated structures and having regard to the lack of information on the extant condition of the gate lodge which is proposed for refurbishment, the Board is not satisfied, on the basis of the information submitted that the proposed development would not negatively affect the setting, special character or appearance of the Protected Structure, its associated structures and/or historic curtilage. The proposed development would therefore be contrary to proper planning and development.

Board Member


Liam Bergin

Date: 11/12/2023