



An  
Bord  
Pleanála

**Board Direction**  
**BD-012577-23**  
**ABP-314764-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 26/06/2023.

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 application site is located in an area to which the 'A' land use zoning objective "to provide residential development while protecting the existing residential amenities", in the Dún Laoghaire Rathdown County Development Plan, 2022-2028, applies. Having regard to the design and layout of the development sought, the green space nature of area of the site where the proposed development would be located, with this space currently serving as open space associated with the existing apartment scheme Richmond House, the board is not satisfied that the proposed development would not have a negative impact on the communal open space for the occupiers of the existing apartment development in accordance with Section 12.8.3.2 Communal Open Space and Section 12.8.5.4 Roof Gardens of the Dún Laoghaire Rathdown County Development Plan, 2022-2028. The proposed development would, therefore, adversely impact on the residential amenities of the existing apartment scheme on site.
2. Noting the objective to '*To protect and preserve Trees and Woodlands*' along the western boundary of the proposed development site, the Board is not satisfied that the proposed development has demonstrated compliance with Section 12.8.11, 'Existing Trees and Hedgerows' of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028. Accordingly, the proposed

development would, if permitted, would have the potential to diminish the visual through to biodiversity value of mature trees on site and on adjoining land, in a manner that would seriously injure the sylvan character and qualities of the site and setting. The proposed development would, therefore, be contrary to the provisions of the Development Plan and to the proper planning and sustainable development of the area.

**Board Member**



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Martina Hennessy

**Date:** 26/06/2023