



An  
Bord  
Pleanála

**Board Direction**  
**BD-019111-25**  
**ABP-317775-23**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 05/03/2025.

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 presence of a structure on site of St Annes' which is listed as a Protected Structure in the current Development Plan for the area, and is listed on the NIAH as having Architectural, Artistic, Historical and Social Interest, it is considered that Block C, by reason of its design, scale, mass, height and proximity to St Annes', would materially and adversely affect the character and setting of the Protected Structure, while the omission of the protected structure itself from the application would be contrary to policy Objective HER 8 of the County Development Plan and the provisions of Section 12.11.2.3 of the Dún Laoghaire Rathdown Development Plan 2022-2028. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

Peter Mullan

**Date:** 05/03/2025