



An
Bord
Pleanála

Board Order
PL 06D.248513

Planning and Development Acts 2000 to 2017

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0160

Appeal by Victoria Homes Limited care of Joe Bonner of 127 Lower Baggot Street, Dublin against the decision made on the 19th day of April, 2017 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Development in an Architectural Conservation Area (ACA) comprising demolition of existing dwelling and construction of eight number three-storey semi-detached dwellings, associated car parking, all ancillary site development works including landscaping, connection to public drainage systems, connection to public watermain and new vehicular and pedestrian entrance from the public road (Golf Lane), all at Carrigmore, Golf Lane, Torquay Road, Foxrock, Dublin.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

The proposed development by reason of its design, form, and layout, which includes the removal of a significant number of trees and development in close proximity to Torquay Road, would have a disproportionate and visually obtrusive impact on the character of the Foxrock Architectural Conservation Area and the setting of the adjacent Protected Structure to the south-east. The proposal would be contrary to Objective AR12 of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and would seriously injure the visual amenities of the area. The proposed development, would, therefore, be contrary to the proper planning and sustainable development of the area.

**Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.**

Dated this day of 2018