

## Board Order PL 06D.248745

Planning and Development Acts 2000 to 2017

Planning Authority: Dun Laoghaire-Rathdown County Council

Planning Register Reference Number: D17A/0284

**Appeal** by Cillian Meldon of 10 Elm Park Terrace, Terenure, Dublin against the decision made on the 24<sup>th</sup> day of May, 2017 by Dun Laoghaire-Rathdown County Council to grant subject to conditions a permission to EPAC Ireland Limited care of Cronin and Sutton Consulting of 19-22 Dame Street, Dublin.

Proposed Development Temporary five-year planning permission for 45 square metres single storey office building, car washing and valeting canopy, part removal of existing palisade fence at front of site and replacement with low steel post and rail fence, reuse of 30 number existing parking spaces, new trademark signage to include: one number pylon sign, trademark facia band signage on office building, new three square metres sign on palisade fence, 16 number parking stall signs and associated site works at Carlisle Pier, Dun Laoghaire Harbour, Dun Laoghaire, County Dublin. The site is within lands zoned as a candidate Architectural Conservation Area.

## **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**

Having regard to Specific Local Objective 16 and Policy AR17 of the Dun Laoghaire-Rathdown County Development Plan 2016 – 2022, the Board considers that the proposed use of the site as a car hire depot would fail to realise sufficiently the objectives for Carlisle Pier, as set out in SLO16 and that the buildings and signage comprised in this depot would, due to their siting, form, design, and appearance, be an anomalous and incongruous addition to the historic setting of the site, which comprises Carlisle Pier and several protected structures, all of which are in a candidate Architectural Conservation Area. Accordingly, the presence of these buildings and signage within this setting would have an adverse impact upon its historic character and would both distract and detract from protected views of the site, within its context, available from Queen's Road, would consolidate what was intended as a temporary use on the site and would, therefore, seriously injure the visual amenities of the area. The proposed development would contravene SLO16 and Policy AR17 of the said Development Plan and would 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

2017

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