



Planning and Development Acts 2000 to 2017

Planning Authority: Dun Laoghaire Rathdown County Council

Planning Register Reference Number: D17A/0826

APPEAL by William Neville and Sons care of Simon Clear and Associates of 3 Terenure Road West, Terenure, Dublin against the decision made on the 6th day of November, 2017 by Dun Laoghaire Rathdown County Council to refuse permission to the said William Neville and Sons.

Proposed Development Permission for alterations to part completed two-storey over basement public amenity building (planning register reference D03A/0140) to include altered use to six number Hotel Suites and Café, altered layouts at basement, ground and first floors and altered elevations at lands at Royal Marine Hotel (Protected Structure), Marine Road, Haigh Terrace and George's Street Upper, Dun Laoghaire, Co. 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

Having regard to the Dun Laoghaire Urban Framework (URP), Appendix 12 of the Dun Laoghaire–Rathdown County Development Plan, 2016 to 2022 and the design of the proposed development, it is considered that the proposed development would be contrary to, and would conflict with, the overall vision for the site and would be contrary to Objective Number 16 which seeks a low scale café restaurant building of the highest architectural design in the subject location. Furthermore, it is considered that the proposed development would be visually discordant and disruptive and would detract from and negatively affect both the character and setting of the surrounding landmark protected structures and civic buildings and their grounds, and the architectural character and streetscape appearance of the Haigh Terrace-Park Road Architectural Conservation Area (ACA). The proposed development would, therefore, seriously injure the visual amenities and depreciate the value of property in the vicinity and be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board concurred with the joint view of the planning authority's Architectural Conservation Officer and Senior Architect and considered that a more appropriate design was required to satisfy the Policy Objective for this important site.

Terry Ó Niadh
Member of An Bord Pleanála
duly authorised to authenticate
the seal of the Board.

Dated this day of 2018.