



Planning and Development Acts 2000 to 2019

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D19A/0038

APPEAL by Randelswood Holdings Limited care of Downey Planning of 1 Westland Square, Pearse Street, Dublin against the decision made on the 15th day of March, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Demolition of all existing structures on site and the construction of four number three bedroom two-storey residential terraced units with associated private gardens, provision of six number car parking spaces, landscaping, boundary treatment and all engineering and site development works necessary to facilitate the development on lands at number 38 Millmount Grove, Dundrum Road, 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

It is a policy of the Council LHB25 Rivers and Waterways, as set out in the Dún Laoghaire-Rathdown County Development Plan 2016-2022, to maintain and protect the natural character and ecological value of river and stream corridors within the County and where possible to enhance existing channels and to encourage diversity of habitat. Having regard to the layout and design of the proposed development, the Board is not satisfied that the proposed development responds appropriately to the unique characteristics of the site and that the proposal would not have a negative impact on the riparian corridor of the River Slang. The proposed development would, therefore, be contrary to the provisions of the Dún Laoghaire-Rathdown County Development Plan 2016-2022 and would be contrary to the proper planning and sustainable development of the area.

Maria FitzGerald

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

Dated this day of 2019.