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**Planning and Development Acts 2000 to 2019**

**Planning Authority: Dún Laoghaire-Rathdown County Council**

**Planning Register Reference Number: D19A/0397**

**APPEAL** by Helena Harvey care of Brazil Associates of The Studio, Maple Avenue, Stillorgan, County Dublin against the decision made on the 30<sup>th</sup> day of July, 2019 by Dún Laoghaire-Rathdown County Council to refuse permission for the proposed development.

**Proposed Development:** Development consisting of permanently removing a section of front railings and plinth, which have temporarily been removed during ongoing permitted construction works D17A/0746, to create a new vehicular entrance with motorized gates, landscaping and all associated site works at 73 George's Avenue, Blackrock, County Dublin (A Protected Structure).

**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 policies and objectives of the Dún Laoghaire-Rathdown Development Plan 2016-2022, and in particular Policy AR1, Section 8.2.4.9 (vi) and Section 8.2.11.2 (i) of this Plan, and having regard to the provisions of the Architectural Heritage Protection Guidelines for Planning Authorities issued by the Department of Arts, Heritage and the Gaeltacht in 2011, it is considered that the proposed alterations to the front boundary, involving the permanent removal of a three metre section of an ornate cast-iron railing boundary set in a cut stone granite plinth, would be detrimental to the designed relationship between the original entrance and the main building, which is a Protected Structure (RPS number 240). The proposed development, if permitted, would materially affect the appearance of the Protected Structure and its curtilage, would conflict with the policies and objectives of the Development Plan and be contrary to the Ministerial Guidelines. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

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**Philip Jones**

**Member of An Bord Pleanála**

**duly authorised to authenticate  
the seal of the Board.**

**Dated this            day of            2020.**