



Planning and Development Acts 2000 to 2019

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD19A/0297

APPEAL by David Ruddy care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 12th day of November, 2019 by South Dublin County Council to refuse permission.

Proposed Development: Demolition of the existing house, existing shed, removal of the existing portacabin, removal of selected hedging and the modification of the northern boundary wall along Leixlip Road. The construction of six number two-bed apartments, with all associated site development works, private open space areas, public open space areas, signage, bin storage, cycle parking, car parking, drainage and landscaping at Ardeevin, 1, Lucan Lodge, Leixlip Road, Lucan, County 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

1. It is considered that, by reason of its design, the proposed development of a three-storey apartment block would materially and adversely affect the character and setting of the adjoining 'Ball Alley' public house which is listed on the Record of Protected Structures and would, therefore, seriously injure the amenities of the area and be contrary to the proper planning and sustainable development of the area.
2. Having regard to the prominent location of the site, to the established built form and character of the Leixlip Road, Lucan and to the existing buildings on the site which are considered to be of importance to the streetscape, it is considered that the proposed development, consisting of a three-storey apartment building, would be incongruous in terms of its design, which would be out of character with the streetscape and would set an undesirable precedent for future development in this area. The design is not considered to justify the demolition of the existing structures on the site. The proposed development would seriously injure

the visual amenities of the area, would be contrary to the stated policy of the planning authority, as set out in the current Development Plan, in relation to urban development and would, therefore, 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 2020