

An
Bord
Pleanála

Board Order
ABP-309638-21

Planning and Development Acts 2000 to 2021

Planning Authority: Dún Laoghaire-Rathdown County Council

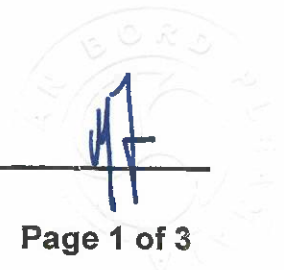
Planning Register Reference Number: D20A/0919

APPEAL by The Eblana Lodge CLG care of Brock McClure of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 10th day of February, 2021 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: A two-storey extension of 310 square metres and minor modifications to the existing club building and the construction of twelve number apartments comprising nine number one bedroom apartments on three floors and three number duplex two bedroom apartments, to the back of the Club, all at 3 Elbana Avenue, Dún Laoghaire, 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

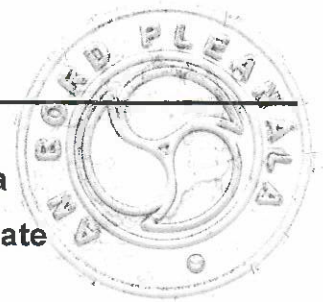
1. Having regard to the location of the site, to the established built form and character of Eblana Avenue and to the existing buildings on the street which are considered to be of architectural heritage importance to the streetscape, it is considered that the proposed apartment block, consisting of a five storey building attached to an existing/extended two storey building, would be incongruous in terms of its design, would be out of character with the streetscape and would set an undesirable precedent for future development in this area. 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 Dún Laoghaire-Rathdown County Development Plan 2016 - 2022, in relation to urban development and urban renewal and would, therefore, be contrary to the proper planning and sustainable development of the area.
2. It is considered that, by reason of its design, the proposed development would materially and adversely affect the character and setting of Harbour Lodge, which is listed on the Dún Laoghaire-Rathdown County Record of Protected Structures, and would, therefore, seriously injure the amenities of the area and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development would be premature pending the applicant demonstrating that a suitable and appropriately designed foul and surface water drainage system can be provided to serve this development. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area and would be prejudicial to public health.



Michelle Fagan

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



Dated this 11th day of February 2022