

An  
Bord  
Pleanála

**Board Order**  
**ABP- 314764-22**

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**Planning and Development Acts 2000 to 2022**

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

**Planning Register Reference Number: D22A/0328**

**Appeal** by Richmond Management Limited care of Horan Rainsford Architects of 36 Main Street, Blackrock, County Dublin against the decision made on the 9th day of September, 2022 by Dún Laoghaire-Rathdown County Council to refuse outline permission.

**Proposed Development:** Outline permission is sought for the construction of one split level single-storey house (170 square metres/1,830 square foot) to rear (north) of the apartment buildings at Richmond House, 2 Richmond Hill, Monkstown, County Dublin. The proposed development was revised by further public notices received by the planning authority on the 15<sup>th</sup> day of August, 2022.

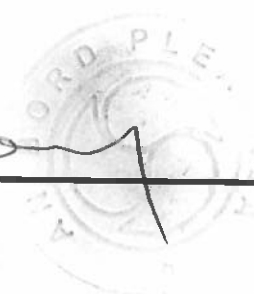
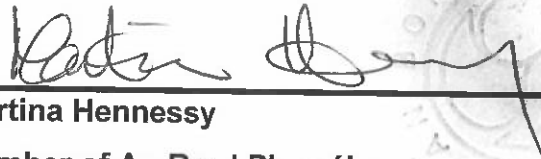
## **Decision**

**REFUSE** outline permission for the above proposed development in accordance with the reasons and considerations set out below.

## Reasons and Considerations

The application site is located in an area to which the 'A' land use zoning objective "to provide residential development while protecting the existing residential amenities", in the Dún Laoghaire-Rathdown County Development Plan, 2022-2028, applies. Having regard to the design and layout of the development sought, the green space nature of the area of the site where the proposed development would be located, with this space currently serving as open space associated with the existing apartment scheme Richmond House, the Board is not satisfied that the proposed development would not have a negative impact on the communal open space for the occupiers of the existing apartment development in accordance with Section 12.8.3.2 Communal Open Space and Section 12.8.5.4 Roof Gardens as set out in the Dún Laoghaire Rathdown County Development Plan, 2022-2028. The proposed development would, therefore, seriously injure the residential amenities of the existing apartment scheme on site and be contrary to the proper planning and sustainable development of the area.

Furthermore, there is an objective “to protect and preserve Trees and Woodlands” along the western boundary of the application site. The Board is not satisfied that the proposed development has demonstrated compliance with Section 12.8.11, ‘Existing Trees and Hedgerows’ of the Dún Laoghaire-Rathdown County Development Plan, 2022-2028. Accordingly, the proposed development would have the potential to diminish the visual through to biodiversity value of mature trees on site and on adjoining land, in a manner that would seriously injure the sylvan character and qualities of the site and setting. The proposed development would, therefore, be contrary to the provisions of the Development Plan and to the proper planning and sustainable development of the area.



**Martina Hennessy**

**Member of An Bord Pleanála**

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

Dated this 28<sup>th</sup> day of June 2023