



An
Bord
Pleanála

Board Order ABP-317775-23

Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0339

Appeal by Maplepond Limited care of Brock McClure Planning and Development Consultants of 63 York Road, Dún Laoghaire, County Dublin against the decision made on the 17th day of July, 2023 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: Residential development on lands known as Saint Annes, a protected structure. Construction of 43 number residential units in three blocks to the north and south of the existing dwelling which will consist of Block A: three storey duplex/townhouse block containing two number two-bed ground level apartments, two number three-bed upper level two storey duplex units and one number three storey end of terrace townhouse, all units with private balconies. Block B: three storey block containing four number four-bed three storey terraced houses with private rear gardens. Block C: five storey block with penthouse setback level containing a total of 34 number apartments consisting of eight number one-bed, 24 number two-bed and two number three-bed apartments, all units with private balconies with ancillary site works including parking for 42 cars, two number communal bin stores, 98 secure bicycle parking spaces and relocation of main vehicle access further south along Dublin Road. The site includes an existing

protected structure (RPS 1800), a two storey dwelling house known as Saint Annes and this application does not consist of any works to the protected structure all at Saint Annes, Dublin Road, Shankill, Dublin.

Decision

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

Reasons and Considerations

Having regard to the presence of a structure on site 'Saint Annes' which is listed as a Protected Structure in the Dún Laoghaire-Rathdown County Development Plan 2022-2028 and is listed on the National Inventory of Architectural Heritage as having Architectural, Artistic, Historical and Social Interest, it is considered that Block C, by reason of its design, scale, mass, height and proximity to Saint Annes', would materially and adversely affect the character and setting of the Protected Structure, while the omission of the protected structure itself from the application would be contrary to policy Objective HER 8 in relation to work to Protected Structures and the provisions of Section 12.11.2.3 in relation to development within the grounds of a Protected Structure of the development plan. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Peter Mullan

Member of An Bord Pleanála

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



Dated this *11th* day of *March*, 2025.