



Planning and Development Acts 2000 to 2022

Planning Authority: Dún Laoghaire-Rathdown County Council

Planning Register Reference Number: D23A/0489

APPEAL by Wellsea Properties Limited care of Hughes Planning and Development Consultants of 85 Merrion Square, Dublin against the decision made on the 23rd day of July 2024 by Dún Laoghaire-Rathdown County Council to refuse permission.

Proposed Development: A corner site with frontage to North Avenue. (i) Demolition of existing two number two-storey semi-detached dwellings and shed building; (ii) Construction of one number four-storey over basement residential building comprising 24 number apartments (nine number one-bed units and 15 number two-bed units). Access to the development will be provided from Foster Avenue to the north west and North Avenue to the east; (iii) Provision of 19 number car parking spaces, 40 number bicycle spaces, bin storage and plant room and (iv) Provision of landscaping works inclusive of public seating, boundary treatment, SuDS drainage and all ancillary works necessary to facilitate the development, at Tara, 44 Foster Avenue, Mount Merrion, Blackrock, County Dublin, and Kildara, 44A Foster Avenue, Mount Merrion, Blackrock, County Dublin. The proposed development was revised by further public notices received by the planning authority on the 27th day of June 2024.

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 design, scale and massing of the proposed development, on a prominent site that demands exemplary and sympathetic design, it is considered that the proposed development has not given sufficient regard to the receiving environment, would be incongruous with the streetscape along both Fosters Avenue and North Avenue and would give rise to a negative impact upon the current level of visual amenities enjoyed at this location. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.



Tom Rabbette

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



Dated this 11th day of Feb 2025.