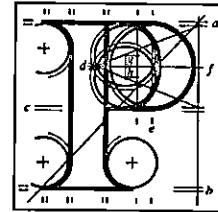


Our Case Number: ABP-312065-21

Planning Authority Reference Number: SD21A/0179



**An
Bord
Pleanála**

**LAND USE, PLANNING
& TRANSPORTATION DEPT.**

11 MAY 2023

South Dublin County Council
Planning Department
County Hall
Tallaght
Dublin 24

Date: 10 MAY 2023

Re: Removal of hedging, removal of 52 car parking spaces, construction of a 4-storey apartment building containing 14 apartments with balconies, access from existing vehicular and pedestrian entrance from Leixlip Road (R835) and from proposed new vehicular and pedestrian access from Ardeevin Drive and associated site works.
Ball Alley House (Protected Structure), Leixlip Road, Lucan, Co. Dublin

Dear Sir / Madam,

An order has been made by An Bord Pleanála determining the above-mentioned matter under the Planning and Development Acts 2000 to 2021. A copy of the order is enclosed.

In accordance with section 146(5) of the Planning and Development Act 2000, as amended, the Board will make available for inspection and purchase at its offices the documents relating to any matter falling to be determined by it, within 3 days following the making of its decision. The documents referred to shall be made available for a period of 5 years, beginning on the day that they are required to be made available. In addition, the Board will also make available the Inspector's Report, the Board Direction and Board Order in respect of the matter on the Board's website (www.pleanala.ie). This information is normally made available on the list of decided cases on the website on the Wednesday following the week in which the decision is made.

The Public Access Service for the purpose of inspection/purchase of file documentation is available on weekdays from 9.15am to 5.30pm (including lunchtime) except on public holidays and other days on which the office of the Board is closed.

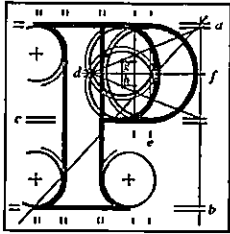
Yours faithfully,

Kieran Somers
Executive Officer

BP100N

Teil	Tel	(01) 858 8100
Glaó Áitiúil	LoCall	1800 275 175
Facs	Fax	(01) 872 2684
Láithreán Gréasáin	Website	www.pleanala.ie
Ríomhphost	Email	bord@pleanala.ie

64 Sráid Maoilbhríde	64 Marlborough Street
Baile Átha Cliath 1	Dublin 1
D01 V902	D01 V902



An
Bord
Pleanála

Board Order
ABP-312065-21

Planning and Development Acts 2000 to 2021

Planning Authority: South Dublin County Council

Planning Register Reference Number: SD21A/0179

APPEAL by Gerry Teague care of CDP Architecture of 4 The Mall, Main Street, Lucan Village, County Dublin against the decision made on the 4th day of November, 2021 by South Dublin County Council to refuse permission for the proposed development.

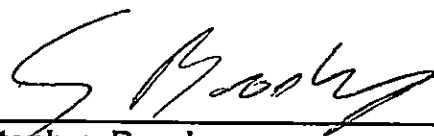
Proposed Development: Removal of selected hedging, the removal of the existing 52 number car parking spaces and the construction of a four-storey apartment building with setbacks at third floor level, total of 14 number apartments comprising of one number one-bedroom, 11 number two-bedroom and two number three-bedroom apartments. All with associated private open spaces areas in the form of balconies. With access to the development from existing vehicular and pedestrian entrance from Leixlip Road (R835) and from proposed new vehicular and pedestrian access from Ardeevin Drive. All with associated landscaped courtyard at ground floor level, sedum roof (main roof), bicycle storage, bin storage, signage, associated drainage and site development works, all on a site of 0.168 hectares at Ball Alley House, Leixlip Road, Lucan, County Dublin (a Protected Structure).

Decision

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

Reasons and Considerations

Having regard to the existing built form and character of the area, and to the established streetscape along Ardeevin Drive, it is considered that the proposed development would be incongruous in terms of its design, scale, massing and bulk, and would be out of character with the surrounding vicinity. The proposed development would seriously injure the visual and residential amenities of the area and would be contrary to the stated policy of the planning authority, as set out in the South Dublin County Development Plan 2022-2028, including the zoning objective associated with the site, which is classed as 'RES - Existing Residential' with the objective 'to protect and/or improve residential amenity.' Furthermore, it is considered that the proposed development would be contrary to QDP3 Objective 1, which seeks to ensure that new development contributes in a positive manner to the character and setting of the immediate area in which a proposed development is located, and would be contrary to QDP3 Objective 6, which seeks to ensure that higher buildings in established areas respect the surrounding context and take account of heights and their impact on light and the negative impact that they may have on existing communities to ensure consistency with regard to Healthy Placemaking. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

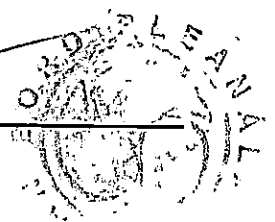


Stephen Brophy

Member of An Bord Pleanála

duly authorised to authenticate

the seal of the Board.



Dated this 8th day of May 2023.