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Bord  
Pleanála

**Board Direction**  
**BD-002149-19**  
**ABP-301433-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 18/01/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations**

Having regard to the prominent location of the site, to the established built form and character of Brennanstown Road and the Old Bray Road, in particular, and to the existing buildings in the immediate vicinity to the site which are considered to be of importance to the streetscape, it is considered that notwithstanding the suitability of the site for a high density scheme, the proposed development, with particular reference to the proposed four storey apartment block and its roof profile, would be incongruous in terms of its design, bulk and form which would represent a monolithic architectural response to the site context, would be out of character with the streetscape and would, therefore, seriously injure the visual amenities of the area and be contrary to the proper planning and sustainable development of the area

**Board Member**

**Date:** 18/01/2019

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Michelle Fagan