



An  
Bord  
Pleanála

**Board Direction**  
**BD-001474-18**  
**ABP-301786-18**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/10/2018.

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

### **Reasons and Considerations**

1. Having regard to the location of the site and their identification for future residential capacity as set out in the Core Strategy of the Dun Laoghaire Rathdown County Development Plan under Section 1.2.4 (Residential Lands Supply), the development is considered premature pending the significant infrastructural constraints in the area being addressed in addition to the upgrading of the local road network to facilitate increased traffic and pedestrian levels and enhanced linkages to public transport infrastructure. The development is considered prejudicial to the delivery of a sufficient quantum and density of development on these lands in tandem with the necessary social and physical infrastructure. The development would set an undesirable precedent, represents a piecemeal and haphazard form of development and would be contrary to the proper planning and sustainable development of the area.

2. It is considered that the proposed reduction in the size of the curtilage and site area relating to Shankhill House would have a material adverse impact on the setting and character of the protected structure and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 30/10/2018

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Paul Hyde