



An  
Bord  
Pleanála

**Board Direction**  
**BD-006795-20**  
**ABP-307608-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/10/2020.

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, the Board is not satisfied that, given the lack of any major employer within the area, limited public transport provisions and its location away from the city centre., that sufficient justification has been provided to permit the proposed development and considers that city centre and town or major employment centre locations as outlined in *the Sustainable Urban Housing: Design Standards for New Apartments 2018*, are the most appropriate locations for shared accommodation developments. These locations offer residents of such schemes a wide range of social and physical infrastructure, amenities, a range of public transport opportunities as well as concentrations of employment. The proposed development would not be consistent with the transport strategy of the Dublin Transport Authority. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

2 Having regard to the need for high standards of urban design and architecture and to successfully integrate with the character of the surrounding area. The proposed development, by reason of its mass and scale and its positioning on the site significantly forward of the adjacent buildings, would constitute an obtrusive feature in views along Harold's Cross Road and would fail to integrate with the surrounding streetscape. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 28/10/2020

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Paul Hyde