



An  
Bord  
Pleanála

**Board Direction**  
**BD-007429-21**  
**ABP-307883-20**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/01/2021.

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

### **Reasons and Considerations**

1. It is considered, having regard to the surviving eighteenth century fabric and special architectural, historical, archaeological, interest of No 152 Harold's Cross Road in particular and the adjoining buildings at Nos 148 and 150 Harold's Cross within the site and their contribution to the historical architectural character of the streetscape within the immediate environs, it is considered that it has not been satisfactorily demonstrated that the proposed demolition would not be contrary of the Dublin City Development Plan, 2016-2022 in which according to section 16.10.17 the retention and reuse of historic buildings not included on the record of protected structures is encouraged, and Policy Objective CHC1 which provides for preservation of built heritage making positive contributions to the character, appearance of the area. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
2. It is considered that the proposed development, having regard to the excessive height especially to parapet level along the site frontage, and form and massing in proportion to the surrounding structures, features and streetscape, and, excessive site coverage and plot ratio would constitute

overdevelopment, which would be visually overbearing, obtrusive and would seriously injure the integrity, context and setting of the gate lodge to Mount Jerome and the gate piers, and railings at the entrance opening onto the funeral route included on the record of protected structures, would set precedent for further similar development and would be contrary to the proper planning and sustainable development of the area.

3. The proposed development would result in substandard amenity for the future occupants of the lower floor single aspect units due to poor outlook and lack of sunlight and daylight penetration and, sense of enclosure owing to the configuration and boundary treatment for the private open space. As a result, the proposed development would seriously injure the residential amenities of the future occupants, would be contrary to the recommendation within in “*Sustainable Urban Housing: Design Standards for new Apartments*”, (2018) (Apartment Guidelines 2018) issued under Section 28 of the Planning and Development Act, 2000 as amended and would be contrary to the proper planning and sustainable development of the area
4. It is considered that the proposed development would seriously injure the residential amenities of adjoining properties at the Gate Lodge at (Mount Jerome Cemetery to the south west boundary and the Gandon Close apartment development to the west side of the site by reason of overbearing impact, overlooking of private open space and obstruction of access to daylight to the communal open space and interiors of the adjoining west facing single aspect apartments. As a result, the proposed development would be contrary to the proper planning and sustainable development of the area.
5. It is considered that owing to the absence of any proposals for parking provision the demand for parking on the local road network in the vicinity which would be generated by the quantum of the proposed development, would lead to obstruction, unauthorised parking and conflicting traffic

movements and would set undesirable precedent for similar developments in which on-site parking provision is omitted. As a result, the proposed development would endanger public safety by reason of traffic hazard and would be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 28/01/2021

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Michelle Fagan