



An
Bord
Pleanála

Board Direction
BD-007145-20
ABP-308134-20

The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/12/2020.

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 location of the site, the Board is not satisfied that, given the lack of any major employer within the area, insufficient public transport provisions and its location at a remove from the city centre, that the shared living can be accommodated at this location, 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.

Note: Having regard to the substantive reason for refusal above, the Board dd not consider it appropriate to include an additional reason.

Board Member

Date: 10/12/2020

Paul Hyde