



An  
Bord  
Pleanála

**Board Direction**  
**BD-013435-23**  
**ABP-312504-22**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/07/2023.

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

### **Reasons and Considerations**

The proposed development is located in a sensitive location within Tallaght Village in an area designated as an Architectural Conservation Area and is close to a protected structure and recorded ancient monuments. Having regard to this sensitive location, the overall impact of the proposed development on the protected structures cannot be negated by the design elements and finishes alone. It is considered that the proposed development fails to be sensitive within its proposed location and does not reflect the most suitable layout or design for the intended use on the subject site as Block A will dominate this part of the site due to its proposed scale and mass which will be visible within The Priory Demesne and along Old Greenhills Road. The Board is also not satisfied on the basis of the documentation submitted with the application and appeal, that the overall visual impact of Block B by itself and in conjunction with Block A, by reason of mass and scale will not adversely impact on the character of the Architectural Conservation Area, and with the architectural heritage of the wider area. The development would thus be contrary to the proper planning and sustainable development of the area.

**Board Member**

Peter Mullan

**Date:** 25/08/2023

