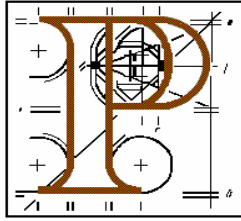


An Bord Pleanála



Board Direction

Ref:55.241443

The submissions on this file and the Inspector's report were considered at a Board meeting held on 2/04/2013.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, subject to the amendments set out below.

Board Member: _____ Date: 5/04/2013

Robert Ryan
Reasons and Considerations

1. Having regard to the design, scale and bulk of the proposed development on a restricted site with limited private amenity space it is considered the proposed development by reason of its close proximity to site boundaries and adjoining properties there would be a significant negative impact on the amenities of these properties, which would also involve a sub-standard form of development for future occupants. In addition, it would materially infringe an existing building line. The proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and would be contrary to the proper planning and development of the area.