



## Board Direction

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**Ref: PL29S.244822**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4<sup>th</sup> September 2015.

The Board decided by a margin of 2:1 to refuse permission generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

### **Reasons and Considerations:**

1. Notwithstanding the fact that development of the type proposed would be acceptable in principle, the Board had certain concerns about the design of the proposal and the extent of development proposed on the site. Further, the Board considered that the development of permanent residential units might not be compatible with the main proposed use as an apart hotel. The Board further considered that the proposed building was sited too close to Kylemore Road on the Western side and the Old Naas Road on the southern side and that this would lead to loss of amenity for future patrons. The Board also considered that the section of the four storey element which would face eastward would, given its height, be likely to interfere with the amenities of established residential units on the Old Naas Road.

The board had a further concern about the variety of materials being used and the "bolt-on" balconies, which it considered could lead to a confused series of elevations. For these reasons the Board considered that the proposal would be seriously injurious to visual amenities and to the residential amenities of properties in the vicinity and would not be in accordance with the proper planning and

Board Member: \_\_\_\_\_ Date: 4<sup>th</sup> September 2015

Michael Leahy

Note 1. The Board considered addressing the above concerns by the attachment of conditions but concluded that revised designs would be more appropriate.

Note 2. The Board noted the Inspector's concerns in regard to absence of open space for the apart hotel units but did not consider that this was a reason to refuse permission for the proposal.

Copy direction to issue with order.