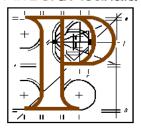
An Bord Pleanála



Board Direction

Ref: PL06D.245741

The submissions on this file and the Inspector's report were considered at a Board meeting held on March 15th 2016.

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

REASONS AND CONSIDERATIONS

- The proposal by virtue of the fact it will generate significant additional traffic and turning movements on and off the heavily trafficked Sandyford Road/R117 and in very close proximity to a signalised junction with Dun Emer Road would give rise to conflicting turning movements. The proposed development would, therefore, constitute a traffic hazard and endanger public safety. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.
- 2. The proposed development by virtue of its proximity, height and scale relative to adjoining residential properties to the south and west, would have an overbearing impact and would be injurious to the residential amenities of these properties. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

3.	would give rise to an adequate degree contrary to Develo outlook and lack p would give rise to	a poor quality develonee of separation betwoon perment Plan standard privacy for the future of a poor standard of de	estitute overdevelopment of the site opment that would fail to provide for ween the two Blocks on site that it is and would result in a poor quality occupants the scheme. The propose evelopment and would be contrary to relopment of the area.	or is ty al
	Board Member: _	Paull Hyde	Date: 15.03.16	