



Board Direction

Ref: PL.06D.245914

The submissions on this file and the Inspector's report were considered at a Board meeting held on 4th May 2016.

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

Reasons and Considerations:

1. It is considered that the proposal constitutes over development of the site and that it does not adequately respond to its neighbouring buildings either in terms of height particularly along the southern boundary or use of materials generally. It is further considered that the proposal would be overbearing and have a negative visual impact on the Newtown villas Architectural Conservation Area. Communal open space is considered inadequate and of poor quality given the scale of the proposal, and proximity of block B to the balconies of block A together with the location of the Northern projection of block A would lead to loss of amenity to apartments. It is further considered that units No's C1 and C2 have inadequate private open space. The proposal therefore would be seriously injurious to the amenities of the area and of properties in the vicinity, would be seriously injurious to the amenities of residents in the proposed development and would not be in accordance with the proper planning and sustainable development of the area.

Board Member: _____ Date: 11th May 2016
Michael Leahy