



## Board Direction

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**Ref: PL.09.246006**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11<sup>th</sup> 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. Having regard to the fact that the proposed development would be located in a visually sensitive area, characterized by low-density residential, ecclesiastical and educational development, including three protected structures which have been designated as of either 'national' or 'regional' importance, the Board considered that the proposed development, by reason of the excessive scale and monolithic design of the proposal in this visually sensitive area and by reason of the excessive continuity of the building on the site without reference to an appropriate visual scale, would negatively alter the distinctive spatial character of the area and would unduly compromise the character and setting of the protected structures and of the area generally. The board therefore considered that the proposed development would seriously injure the visual amenities of properties in the vicinity and would not be in accordance with the proper planning and sustainable development of the area.
2. Having regard to the vulnerable nature of proposed residents of the proposed development and the proposed layout involving long internal corridors with limited natural light, the board considered that

the proposal would be seriously injurious to the residential amenities of the proposed residents and would therefore not be in accordance with the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 11th May 2016.  
Michael Leahy