



Board Direction

Ref: PL06S.246101

The submissions on this file and the Inspector's report were considered at a Board meeting held on 1st June 2016.

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. Having regard to the design and layout of the proposed development the board considered that the proposal provided for an excessive amount of apartments, that the design of the proposed apartment buildings is inharmonious, that the location of the two main apartment blocks at the northern end of the scheme failed to integrate with the remainder of the development, that there were a number of north facing single aspect apartments included in the scheme and that the proposed development failed to respond in an adequate manner to its site. The Board therefore considered that the proposal would be likely to be seriously injurious to the residential amenities of residents of the proposed development, and of properties in the vicinity, and would not be in accordance with the proper planning and sustainable development of the area.

Board Member: _____ Date: 1st June 2016
Michael Leahy