



Board Direction

Ref:PL29S.246337

The submissions on this file and the Inspector's report were considered at a Board meeting held on 3rd August 2016.

The Board decided by a margin of 2:1 to refuse permission generally in accordance with the following reasons and considerations.

Reasons and Considerations

Having regard to the pattern of development in the area including the proximity of residences on three sides, the board considered that the proposal represented a significant over development on a back lands site which would be seriously injurious to the amenities of nearby residents and of property in the vicinity by reason of overbearing and over shadowing. The board further considered that the proposals for vehicular access to the site would be injurious to the amenity of residents in the vicinity.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the proposal represented over development of a restricted site, would injure residential amenity and had inappropriate vehicular access.

Board Member: _____
Michael Leahy.

Date: 3rd August 2016.