



## Board Direction

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**Ref:PL10.246840**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 17<sup>th</sup> November 2016.

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

**Reasons and Considerations:**

Having regard to the prominent location of the site, the Board considered that the proposed development did not adequately respond to its setting and due to its monotonous appearance failed to create an appropriate urban design intervention. The board further considered that the layout of the proposal did not create an attractive environment for future residents. The proposal therefore would be seriously injurious to the visual amenities of the area and of properties in the vicinity and would be injurious to the residential amenities of the future residents and would not be in accordance with the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 17<sup>th</sup> November 2016  
Michael Leahy