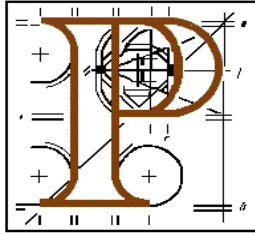


An Bord Pleanála



Board Direction

Ref: PL06D.246884

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

The Board decided to refuse permission by a 2:1 majority generally in accordance with the Inspector's recommendation, subject to the amendments to the Inspector's draft reasons and considerations set out below.

REASONS AND CONSIDERATIONS

The proposed development, by reason of its height, size and bulk, together with its layout adjoining the boundary with number 11a George's Street Lower, would appear visually overbearing and obtrusive when viewed from the first floor patio and windows of the adjoining property, number 11a George's Street Lower. It is considered that the proposed development would, therefore, seriously injure the amenities and depreciate the value of property in the vicinity and would be contrary to the proper planning and sustainable development of the area.

Board Member: _____
Nicholas Mulcahy

Date: October 5th, 2016