



## Board Direction

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**Ref: PL29S.247071**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 13<sup>th</sup> December 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. The proposed development by virtue of its design at street frontage at ground floor level would introduce a blank frontage onto the street which would be a discordant element on the streetscape. Further, the board was not satisfied that the proposal would not, by virtue of its height, have a negative impact on the amenities of neighbouring properties to the east. The proposal therefore would be seriously injurious to the residential and visual amenities of properties in the vicinity and would not be in accordance with the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 13<sup>th</sup> December 2016.  
Michael Leahy