



## Board Direction

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**Ref: 28.247570**

The submissions on this file and the Inspector's report were considered at a Board meeting held on 31<sup>st</sup>, January 2017.

The Board decided to refuse permission generally in accordance with the Inspector's recommendation, for the reasons and considerations and subject to the conditions as set out below.

### Reasons and Considerations

Having regard to Section 16.59 'Infill Housing' and Table 16.7 'Private Open Space Standards (Min. Requirements)' set out in the Cork City Development Plan 2015 – 2021, it is considered that the proposed development constitutes overdevelopment of a restricted site. In particular, by virtue of under provision of private amenity space to serve the proposed dwelling and to serve the host dwelling at number one Castlegreina Park. The proposal, if permitted, would thereby seriously injure the residential amenity and depreciate the value of adjoining property, would provide an unacceptable level of amenity for future occupants of the proposed dwelling, set an undesirable precedent for other similar future developments and would therefore be contrary to the proper planning and sustainable development of the area.

Board Member: \_\_\_\_\_ Date: 31<sup>st</sup>, January 2017  
Paddy Keogh