



An  
Bord  
Pleanála

**Board Direction**  
**PL 06D.247679**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on April 7<sup>th</sup> 2017.

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 density, scale and layout of the proposed development, and the loss of substantial screening arising from the provision of the development, the restricted separation distances between the proposed blocks and adjoining properties, it is considered that the proposed development would seriously injure the residential amenities of adjoining properties and would depreciate the value of these properties. Furthermore, it is considered that the layout of the proposed development, the provision of substandard qualitative functional open space, would provide a substandard form of accommodation for future occupiers in terms of residential amenity. The proposed development would, therefore, give rise to a poor standard of development, would constitute overdevelopment of the site, and would, thus, be contrary to the proper planning and sustainable development of the area.

**Board**

**Date:07.04.17**

**Member**

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Paul Hyde