



An
Bord
Pleanála

Board Direction
PL08.249418

The submissions on this file and the Inspector's report were considered at a Board meeting held on February 7th 2018.

The Board decided to refuse permission for the following reasons and considerations.

Reasons and Considerations

Having regard to, the planning history of the site, the site configuration and to the pattern of development in the vicinity, it is considered that the proposed development, by reason of the lack of provision of private or communal open space, would constitute overdevelopment on a restricted site which would set a precedent for similar development in the area, would result in a substandard level of residential amenity for prospective occupants and would therefore seriously injure the residential amenities future occupants. Furthermore, the proposed development with be contrary to Ministerial Guidelines The proposed development, would therefore, be contrary to the proper planning and sustainable development of the area.

In deciding not to accept the Inspector's recommendation to grant permission, the Board considered that the lack of provision of private or communal open space resulted in a substandard proposal which would not accord with Ministerial guidelines and would therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 07.02.18

Paul Hyde