



An
Bord
Pleanála

Board Direction
BD-000835-18
ABP-300225-17

The submissions on this file and the Inspector's report were considered at a Board meeting held on 01/08/2018.

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 and detailed design of the proposed development and the character and pattern of development in the area, it is considered that the proposed development, by reason of its massing, substandard arrangement of private and communal open space, juxtaposition with adjoining development, and inactive street frontage, would result in overdevelopment of the site and would seriously injure the amenities of the area and of property in the vicinity.

Notwithstanding the acceptability in principle of an urban form of development at this location, the Board was not satisfied that the proposed development would provide an adequate level of residential amenity. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 01/08/2018

John Connolly