



An  
Bord  
Pleanála

**Board Direction**  
**BD-000259-18**  
**ABP-300232-17**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 30/04/2018.

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 planning history of the subject site and specifically Condition No. 2 of Reg. Ref. 29S.246717 which required the omission of the recessed upper level in its entirety at Floor 6 in Blocks 1 and 2, it is considered that there has been no material change in circumstances which would warrant or justify the incorporation of an additional storey on Block 1. It is therefore considered that the proposed development would adversely impact on neighbouring residential, commercial and heritage properties in the area and would therefore be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 01/05/2018

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Paul Hyde