



An  
Bord  
Pleanála

**Board Direction**  
**BD-001001-18**  
**ABP-301505-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 28/08/2018.

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 location of the proposed development on elevated ground above the adjoining residential development of Rose Park and to the nature and scale of the proposed development and proximity of the development to the northern and eastern site boundaries, and notwithstanding the modifications to the design put forward as part of the appeal it is considered that the proposed development would have an overbearing impact seriously injuring existing residential amenity and would also give rise to overshadowing. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 28/08/2018

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Paul Hyde