



An  
Bord  
Pleanála

**Board Direction**  
**BD-001321-18**  
**ABP-301567-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 10/10/2018.

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 size of the existing building relative to the use, scale and internal configuration of the proposed hostel, the Board is not satisfied, on the basis of the plans and particulars submitted with this application, that the proposed development would provide for a satisfactory level of amenity to serve the future residents of the hostel. The proposed development would be substandard and it would result in an over intensification of the use of the existing building which could, in turn, have an adverse impact on the amenities of the surrounding area. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Board Member**

**Date:** 10/10/2018

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Michelle Fagan