



An  
Bord  
Pleanála

**Board Direction**  
**BD-001397-18**  
**ABP-301583-18**

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The submissions on this file and the Inspector's report were considered at a Board meeting held on 19/10/2018.

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 restricted nature of the site for the proposed development and to the:-

- unresolved nature of the future use of the area to the front of the building, identified as 'commercial area' on the drawings submitted by way of further information but having an established use as a public bar,
- arrangement of external amenity space to serve the proposed and existing residential units,
- single aspect nature of residential unit no. 1,

the Board was not satisfied that the architectural response and design was of a satisfactory standard to meet the needs of future occupant of the proposed and existing residential units. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

**Note:** In considering the options for the proposed change of use of an existing building such as this to residential use, some flexibility in terms of the application of

parking standards and the approach to the allocation of open space might be appropriate and might enable a better site layout arrangement.

**Board Member**

**Date:** 19/10/2018

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Eugene Nixon