



An
Bord
Pleanála

Board Direction
BD-002190-19
ABP-302029-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 22/01/2019.

The Board decided to refuse permission, generally in accordance with the Inspector's recommendation, for the following reasons and considerations.

Reasons and Considerations

1 Having regard to the location of the site relative to existing residential properties to the north and north east and to the height, bulk and massing of the proposed building it is considered that the development would detract from the amenities of residential properties in the vicinity by reason of overshadowing and visual obtrusiveness. It is also considered that the development would be in conflict with the zoning objective to protect and enhance the amenity of developed residential communities set out in the current Navan Development Plan. The development would therefore, be contrary to the proper planning and sustainable development of the area.

2 Having regard to the width and alignment of the lane off which access is proposed and to the carparking proposed it is considered that the development would give rise to traffic hazard and obstruction for users of the lane. The proposed development would therefore be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 22/01/2019

Paul Hyde