



An
Bord
Pleanála

Board Direction
BD-001369-18
ABP-302075-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 16/10/2018.

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

Reasons and Considerations

1. The proposal constitutes over-development on a restricted site, which would result in over-shadowing and overlooking of adjoining residential property, which would be seriously injure the amenities or depreciate the value of property in the vicinity.
2. The proposed relocation of two parking spaces within the Barrack Court residential development would represent a loss of amenity for residents entitled to use those spaces. The vehicular manoeuvres required of motorists using the relocated spaces would necessitate excessive reversing which would constitute a traffic hazard. The positioning of the relocated parking spaces would detract from the visual amenities of future residents of the new houses, and could result in parking of high-sided vehicles in close proximity to study windows, which could promote disharmony amongst neighbours, and seriously injure the amenities of property in the vicinity.
3. The applicant has failed to establish if the ground is suitable for disposal of surface water within rear garden soakways. The development could result in

flooding of the site or adjoining sites, which would be prejudicial to public health.

Board Member

Date: 16/10/2018

Terry Ó Niadh