



An
Bord
Pleanála

Board Direction
BD-001538-18
ABP-302167-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 06/11/2018.

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 substandard floor area of the proposed one-bed residential unit, combined with the front access that leads directly into the living area, and combined with the proximity of the proposed residential unit to the adjacent takeaway use, it is considered that the proposed development would result in sub-standard level of accommodation for future occupiers of the unit. The proposal, therefore, would be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 06/11/2018

Maria FitzGerald