



An
Bord
Pleanála

Board Direction
BD-001952-18
ABP-302544-18

The submissions on this file and the Inspector's report were considered at a Board meeting held on 11/12/2018.

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 limited size of the site, the restricted nature and configuration of the site, the limited and inadequate useable provision of private amenity open space it is considered that the proposed development would result in an unsatisfactory standard of residential amenity for future and existing occupants of the residential unit by reason of inadequate provision of good quality open space. It is also considered that the proposed development having regard to the limited area and access arrangements associated with the site and its relationship to adjoining commercial property would give rise to a haphazard form of development which would adversely impact on the residential amenities of future occupants of the dwelling unit. It is considered that the proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

Board Member

Date: 13/12/2018

Michelle Fagan